

PUBLIC HEARING INFORMATION PACKAGE

Zoning Amendment Bylaw No. 4030, 2025

2-6380 Lakes Road

SECOND PUBLIC HEARING MAY 20, 2026

Public Hearing Notice and Bylaw No. 4030

1. Notice of Public Hearing for **May 20, 2026** at **7:00 p.m.**
2. 1st Notification – Municipality’s Social Media – Facebook – Publication Date: May 7, 2026
3. 2nd Notification – Cowichan Valley Citizen – Publication Dates: May 13, 2026
4. Bylaw No. 4030
5. Map of Subject Property
6. Business Licence Bylaw No. 4058

Planning Staff Reports to Council

1. Report dated March 4, 2026 provided at the April 1, 2026 Regular Council – Rescind 3rd Reading, Authorize Second Public Hearing
2. Draft Good Neighbour Agreement

Council Resolutions

1. Council Resolution from January 21, 2026 Regular Council – Bylaw received Third Reading
2. Council Resolution from April 1, 2026 Regular Council – Rescind 3rd Reading, Authorize Second Public Hearing
3. Council Resolutions from April 15, 2026 Regular Council - Notice of Motion to May 6th Regular Council re Subject Conditions Waived:
 - a. Covenant Registration; and
 - b. Road Widening
4. *Draft* Council Resolution from May 6, 2026 Regular Council – Reconsideration of Subject Conditions
5. *Draft* Council Resolution from May 6, 2026 Regular Council – Business Licence Bylaw Amendment Bylaw No. 4058 – Adopted

Notice of Motion

1. Notices of Motion from May 6, 2026 Regular Council – Reconsider Shoulder Pavement Widening and Covenant Requirements

Public Comments

[See Written Submissions Package](#)

FIRST PUBLIC HEARING JANUARY 21, 2026

Public Hearing Notice and Bylaw No. 4030

1. Cover Sheet of Public Information Package for Bylaw No. 2026 (Updated January 20, 2026)
2. Notice of Public Hearing for **January 21, 2026 at 7:00 p.m.**
3. 1st Notification – Municipality’s Social Media - Facebook - Publication Date: January 5, 2026
4. 2nd Notification - Cowichan Valley Citizen – Publication Dates: January 14, 2026
5. Bylaw No. 4030
6. Map of Subject Property

Planning Staff Reports to Agricultural Advisory Committee

1. Report to October 21, 2025 Agricultural Advisory Committee

Planning Staff Reports to Council

1. Report to December 17, 2025 Regular Council – 1st and 2nd Readings, Authorize Public Hearing

Agricultural Advisory Committee Recommendations

1. Draft Agricultural Advisory Minutes for October 21, 2025

Council Resolutions

1. Council Resolution from December 17, 2025 - Regular Council – 1st and 2nd Reading, Authorize Public Hearing

Additional Information from Staff

1. Email from George Farkas to Council dated January 19, 2026

Public Comments



[See Written Submissions Package](#)



SECOND PUBLIC
HEARING

May 20, 2026


North Cowichan | Public Hearing 4030 May 20 Oak & Vine
May 08, 2026 | Facebook

Legislative



Municipality of North Cowichan

May 8 at 1:51 PM

 Public notice: Council will conduct a second Public Hearing at 7pm on May 20, 2026 to provide all persons who believe that they are affected by Zoning Amendment Bylaw No. 4030 an opportunity to be heard or to present written submissions to Council.

This amendment proposes to allow up to (10) events per year with a maximum of eighty (80) attendees per commercial assembly use event at 2-6380 Lakes Road.

A second Public Hearing is required after new information was received by Council following the first hearing. This provides the public with another opportunity to share input.

View the bylaw and full public notice at <https://loom.ly/dTXOpQA>

PUBLIC HEARING NOTICE

2nd NOTIFICATION

Newspaper Publication Date

May 13, 2026



The Corporation of the District of North Cowichan

Zoning Amendment Bylaw

BYLAW NO. 4030

A bylaw to amend the Conditions of Use of the Rural Zone (A2) for #2 – 6380 Lakes Road

The Council of The Corporation of The District of North Cowichan, enacts in open meeting assembled, as follows:

Citation

1 This Bylaw may be cited as *"Zoning Amendment Bylaw No. 4030, 2025"*.

Amendment

2 Zoning Bylaw 1997, No. 2950, Part 3 [Definitions] is amended by adding the following definition in the appropriate alphabetical order:

"commercial assembly use" means the rental of land, buildings and structures for the gathering of persons for weddings and other events;

3 Zoning Bylaw 1997, No. 2950, Section 21(4) [Minimum Required Off-Street Parking – Commercial] is amended by adding the following in the appropriate alphabetical order:

Commercial Assembly Use	1 space per each 10 m ² (215.3 sq. ft.) of gross floor area
-------------------------	--

4 Zoning Bylaw 1997, No. 2950, Section 52(8) [A2 Zone Conditions of Use], is amended by adding:

(j) *Commercial assembly use* for a maximum of 10 events with up to 80 attendees are permitted per year on #2 – 6380 Lakes Road (PID: 027-013-944 & Limited Common Property of Strata Lot 2, Plan VIS6242).

READ a first time on _____

READ a second time on _____

Notice that a public hearing is scheduled for this bylaw was posted to the municipality's public notice board and on the municipality's website on _____, 202_, and advertised on the municipality's social media site on _____, 202_, and in the Cowichan Valley Citizen [if applicable, and the Chemainus Valley Courier] on _____, 202_.

CONSIDERED at a Public Hearing on _____.

READ a third time on _____.

COVENANT registered / subject conditions fulfilled on _____.
ADOPTED on _____.

CORPORATE OFFICER

PRESIDING MEMBER



The Corporation of the District of North Cowichan

Business Licence Amendment Bylaw

BYLAW NO. 4058

A bylaw to amend Business Licence Bylaw No. 3153, 2002, to include consideration for neighbours, good neighbour agreements, and licence suspension and cancellation provisions.

The Council of The Corporation of The District of North Cowichan, enacts in open meeting assembled, as follows:

Citation

1. This Bylaw may be cited as "*Business Licence Amendment Bylaw No. 4058, 2026*".

Amendment

2. Business Licence Bylaw 3153, 2002, is amended by, immediately after section 7.1(f), inserting the following:
 - (g) requirements with consideration to the business' impact on its neighbours, which may include but are not limited to the following:
 - (i) restrictions on the use of the interior of any buildings on the business' property relative to the occupancy rating of such buildings;
 - (ii) permitted hours of operation for the business;
 - (iii) required soundproofing measures and restrictions regarding the use of amplified music; and
 - (iv) parking requirements for the business;
 - (h) requirement that a good neighbour agreement, in a form and with contents satisfactory to North Cowichan, be entered into by the licence holder with North Cowichan in relation to and in compliance with, among other things, the provisions at paragraph (g) above;
 - (i) any other terms or conditions related to compliance with this Bylaw or other applicable bylaw(s) or enactment(s).
3. Business Licence Bylaw 3153, 2002, is amended by deleting section 9 in its entirety, and replacing it with the following:

Licence suspension and cancellation

- 9 (1) A licence may be suspended or cancelled:
- (a) failure to comply with a term or condition of a licence; or
 - (b) failure to comply with this Bylaw.
- (2) The Business Licence Inspector may post a notice of suspension or cancellation on the real or personal property respecting a licence is suspended or cancelled.
- (3) No person may remove a notice of suspension posted by the Business Licence Inspector until
- (a) after the period of suspension, or
 - (b) the licence holder no longer occupies the real property or possesses the personal property respecting which the licence is suspended.
- (4) No person may remove a notice of cancellation posted by the Business Licence Inspector until
- (a) the licence holder no longer occupies the real property or possesses the personal property respecting the licence is cancelled, or
 - (b) the Business Licence Inspector grants a new licence to carry on a different business from the real property or using the personal property respecting which the licence is cancelled.
- (5) A business licence applicant or holder that is subject to a decision made under section 9 of this bylaw is entitled to have the decision reconsidered by Council in accordance with the Delegation of Authority Bylaw.

READ a first time on February 4, 2026.

READ a second time on February 4, 2026.

READ a third time on February 4, 2026.

This bylaw was advertised on the municipality's public notice board and on the municipality's website on February 5, 2026, and advertised on the municipality's social media site on February 5, 2026.

RESCINDED third reading February 18, 2026.

READ a third time, as amended, on April 15, 2026

This bylaw was advertised on the municipality's public notice board April 21, 2026 and on the municipality's website and social media site on April 22, 2026.

ADOPTED on May 6, 2026.

CORPORATE OFFICER

PRESIDING MEMBER

REPORTS TO COUNCIL

Report

Date	March 4, 2026	Report dated March 4, 2026 but presented at April 1, 2026 Regular Council	File:
Subject	Oak and Vine Next Steps		

PURPOSE

To provide Council with information as to next steps for Oak and Vine [#2-6380 Lakes Road].

BACKGROUND

The owners of #2-6380 Lakes Road submitted a zoning amendment application, seeking site-specific permission to host up to 10 weddings and other events per year on their property. The property was previously the subject of a Temporary Use Permit (TUP) approval in 2018, which permitted a maximum of 14 weddings to be held on the property within an 18-month period (expiring October 31, 2020). An extension to the expiry date was sought in 2020, with the applicant citing the onset of the COVID-19 pandemic as inhibiting their ability to host all 14 events. A new TUP was subsequently approved by Council, providing permission for an additional four weddings to be hosted up to October 31, 2021, with the added condition that an accessory building on the property used as a reception space be upgraded to achieve assembly use occupancy under the BC Building Code. This was achieved in early 2021.

Wedding event use on the property was discontinued after TUP expiry until the property owners engaged North Cowichan last year to re-initiate the use and include permission for other non-wedding events. As the applicants have undertaken a significant financial commitment to upgrade an accessory building to appropriate assembly occupancy, they are now seeking more permanent permission, through a site-specific zoning amendment, to re-establish and ensure the longer-term continuity of this use.

The proposed Zoning Amendment Bylaw No. 4030, 2025 to allow “commercial assembly use” on the subject property (for up to ten events per year) received first and second reading at the December 17, 2025, Council meeting. In addition, the following resolutions were passed by Council pertaining to the proposed bylaw:

- *THAT Council requires shoulder pavement widening along Lakes Road in accordance with the recommendations of the Senior Manager of Transportation, to be completed to the satisfaction of the Engineering department prior to consideration of final adoption of zoning amendment.*
- *THAT Council directs staff to enter into a Good Neighbour Agreement with the applicant prior to business license issuance: and*
- *THAT Council directs staff to schedule a public hearing for Zoning Amendment Bylaw No. 4030, 2025.*

The public hearing was scheduled for January 21, 2026, and public notification of the meeting occurred. The public hearing was held and subsequent to that, Bylaw No. 4030, 2025 received third reading and additionally the following resolutions were passed:

1. *THAT Council directs staff, as a condition of rezoning, to enter into a Good Neighbour Agreement with the applicant.*
2. *THAT Council directs staff, prior to consideration of adoption of the rezoning, to undertake amendments to Municipality of North Cowichan Business Licence Bylaw No. 2002 to authorize the Business Licence Inspector to impose additional conditions on business licences, including but not limited to hours of operation, use of amplified music, on-site parking, and the requirement for a Good Neighbour Agreement and compliance therewith.*
3. *THAT Council requires, as a condition of rezoning, a Section 219 Land Title Act covenant to be registered on title of the subject property and common property that restricts commercial assembly use on the subject property in the following ways:*
 - a) *No more than 10 events per year with a maximum of 80 attendees at each event;*
 - b) *That an event be limited to a 36-hour period;*
 - d) *That a schedule of events is available in advance to neighbours*
 - e) *That all amplified music will be contained behind closed doors of the assembly use building on the premises;*
 - f) *That the event, including all music shall end at 11:00 pm with all attendees having vacated the premises by 11:30 pm;*
 - g) *That the operator shall hold a valid business licence for the commercial assembly use; and*
 - h) *That a Good Neighbour Agreement be in place.*
4. *THAT Council rescind the resolution to: "require shoulder pavement widening along Lakes Road in accordance with the recommendations of the Senior Manager of Transportation, to be completed to the satisfaction of the Engineering department prior to consideration of final adoption of zoning amendment" passed at the December 17, 2025 Regular Council meeting.*

The final resolution noted above (Item #4) was procedurally defective because no advance notice was given to rescind the previously adopted resolution. Therefore, the motion should not have been considered. Legislative Services will correct the record accordingly. As a result, the December 17, 2025, resolution requiring the road widening remains in effect.

The Good Neighbour Agreement would form the basis for the conditions attached to the issuance of a Business Licence for the proposed commercial assembly use (wedding and event venue) and would guide any future compliance or enforcement actions undertaken by North Cowichan. Its terms will reflect the neighbourhood concerns regarding potential impacts on adjacent properties; however, in accordance with Council direction on December 17, the Good Neighbour Agreement is an agreement between North Cowichan and the property owner only, and the surrounding community is not a formal party to it. Council could direct staff to negotiate the Good Neighbour Agreement between the applicant and the neighbours. This is typically not necessary because Council provides the direction for the issues it wants contained within the Good Neighbour Agreement.

Business Licence

The requested amendments to the Business License Bylaw were brought to Council as Business License Amendment Bylaw 4058, 2026 on February 4, 2026, and received first, second and third readings. This bylaw came back for adoption on February 18, 2026. However, Councillor Findlay proposed amendments to the Business Licence Amendment Bylaw No. 4058 and Council rescinded third reading based on the proposed amendments. Prior to adopting these amendments, Council passed the following motion:

THAT Council refers the following proposed amendment, that was moved and seconded, but not voted on, to staff to seek legal advice and return with a report to Council on the implications:

THAT the Business Licence Bylaw Amendment Bylaw No. 4058, 2026 be amended by:

1. *Under item 2:*
 - *Amend (g) to preface the first line with "When a Good Neighbour Agreement is required by a rezoning, subdivision or other North Cowichan approval..." and remove "but are not limited to" on the second line.*
 - *Under (g) (ii) at the end, add "within reason, based on the business' nature and type of business".*
 - *Under (g) (iii) at the end, add "after 8:00pm".*
 - *Under (g) (iv) at the end, add "based on the business' nature and type of business"*
 - *Remove (h).*
 - *Under (i) between "other" and "terms", add "economically reasonable".*
 - *Add: "This bylaw amendment will not be effected upon any business license already in place as of the date of the passing of this amendment bylaw."*
2. *Remove item 3 in its entirety.*

The proposed amendments to the Business License Bylaw have not been adopted but are still required prior to the adoption of Zoning Amendment Bylaw No. 4030, 2025 as per the January 26 Council resolution. After the February 18 meeting, staff sought legal advice on the proposed changes to the amendment, which will be provided to Council at its closed meeting on April 1.

Covenant

Following the closing of the public hearing, the applicant contacted a councillor to indicate that their financial institution would not accept the registration of a Section 219 covenant as was resolved by Council on January 26, 2026 (the applicant was in agreement at that time). Section 219 covenants are regularly registered on title prior to adoption of bylaw amendments and staff are not aware of this being raised as an issue in the past. The applicant's solicitor has provided a letter advising that he has spoken with the lending institution, that the applicant's mortgage terms preclude the applicant from consenting to the registration of any new charges on title (even subsequent to the mortgage), and that the lending institution is unwilling to consent to the registration of the covenant on title (even subsequent to the mortgage).

Aside from the issue of how to deal with the Section 219 covenant that Council resolved to require, after a public hearing, Council members may not hear from or receive correspondence from interested parties relating to the rezoning proposal. They can hear from their own staff, consultants or lawyers, but if they

receive a delegation or correspondence, they will be in effect reopening the hearing and will run the risk of having the bylaw quashed. New information or hearing from a party affected can only occur at a new hearing.¹ Therefore, due to the receipt of new information after the closing of the public hearing in relation to the inability of the applicant to provide a covenant, a new public hearing is required.

In addition, a new public hearing is required to ensure that the public has a reasonable opportunity to be heard in relation to the proposed bylaw. Prior to the first public hearing being held, the public was made aware that the applicant would be required to undertake shoulder pavement widening as a condition of rezoning and that the applicant was prepared to provide a covenant. With this information, some members of the public may have decided to not attend the public hearing, believing that their concerns would be addressed by the pavement widening and the covenant. With those potentially no longer being required, those members of the public should be afforded an opportunity to be heard on those issues.

The following resolutions are still in place regarding this application:

- *THAT Council requires shoulder pavement widening along Lakes Road in accordance with the recommendations of the Senior Manager of Transportation, to be completed to the satisfaction of the Engineering department prior to consideration of final adoption of zoning amendment (December 17).*
- *THAT Council directs staff, as a condition of rezoning, to enter into a Good Neighbour Agreement with the applicant (January 21).*
- *THAT Council directs staff, prior to consideration of adoption of the rezoning, to undertake amendments to Municipality of North Cowichan Business Licence Bylaw No. 2002 to authorize the Business Licence Inspector to impose additional conditions on business licences, including but not limited to hours of operation, use of amplified music, on-site parking, and the requirement for a Good Neighbour Agreement and compliance therewith (January 21).*
- *THAT Council requires, as a condition of rezoning, a Section 219 Land Title Act covenant to be registered on title of the subject property and common property that restricts commercial assembly use on the subject property in the following ways:*
 - c) *No more than 10 events per year with a maximum of 80 attendees at each event;*
 - d) *That an event be limited to a 36-hour period;*
 - e) *That a schedule of events is available in advance to neighbours*
 - f) *That all amplified music will be contained behind closed doors of the assembly use building on the premises;*
 - g) *That the event, including all music shall end at 11:00 pm with all attendees having vacated the premises by 11:30 pm;*
 - h) *That the operator shall hold a valid business licence for the commercial assembly use; and*
 - i) *That a Good Neighbour Agreement be in place. (January 21)*

If Council wishes to amend or rescind any of these, the process outlined under Issue #1 and Issue #2 below will need to be followed.

¹ Union of British Columbia Municipalities Fact Sheet #18: Public Hearings, 2022, p.4

DISCUSSION

There are a number of outstanding issues which need to be addressed prior to Council considering the adoption of proposed Zoning Amendment Bylaw No, 4030, 2025.

Issue #1 – Shoulder Pavement Widening Resolution

Currently, the December 17 2025 resolution to require the shoulder widening stands. Council has two options in order to address this.

Option 1: Do nothing, proceed with the file recognizing that the resolution to require shoulder pavement widening stands.

Option 2: A Councillor may put forward a notice of motion to rescind the December 17 resolution (simple majority required to pass when advanced notice is given).

Staff's recommendation continues to be Option 1 as widening the shoulder pavement at this location was recommended by the Senior Manager of Transportation. Should Council wish to proceed with Option 2 it is advisable to put in a notice of motion to this effect as soon as possible so as not to further delay the process.

A notice of motion to rescind or amend that condition should be brought forward prior to the public hearing.

Issue #2 – Applicant no longer wishing to have a Section 219 covenant registered on the property

Initially staff did not recommend registering a Section 219 covenant in this case, but both staff and legal counsel confirmed that it was something Council could require in order to provide an additional assurance that the conditions agreed to by the applicant and expected to be contained within the Good Neighbour Agreement would carry forward with any subsequent property owners who may wish to operate a similar business and would provide another avenue to enforce these conditions in the future. Council passed a resolution requiring that the covenant be registered prior to adoption of Bylaw 4030.

Due to the applicant contacting a member of Council after the close of the public hearing, the question has been raised as to whether or not this requirement should be removed. Typically, if a financial institution objects to the registration of a Section 219 covenant (or more commonly, the registration of the associated priority agreement), we would receive something in writing from the applicant's financial institution outlining the reason for their objection. Without this, staff lacks the information required to determine what specifically within the proposed covenant (which as it is not a "template covenant" is still being drafted and so staff have not yet seen the covenant) is an issue for the financial institution. The registration of a Section 219 covenant is a common practice in British Columbia and staff have not previously heard of a financial institution objecting to the registration of one. That being said, the applicant's solicitor has provided a letter advising that he has spoken with the lending institution, that the applicant's mortgage terms preclude the applicant from consenting to the registration of any new charges on title (even subsequent to the mortgage), and that the lending institution is unwilling to consent to the registration of the covenant on title (even subsequent to the mortgage).

This issue can be addressed in any of the following ways:

Option 1: Leave the requirement for the Section 219 covenant in place. No action is required in this case.

Option 2: A Councillor may put forward a notice of motion to rescind the January 21 resolution requiring the Section 219 covenant. This would require a simple majority vote in order to pass.

Staff did not initially recommend the registration of a Section 219 covenant in this case and does not take a position on whether this remains a requirement. Should Council wish to proceed with Option 2 it is advisable to put in a notice of motion to this effect as soon as possible so as not to further delay the process.

A notice of motion to rescind or amend that condition should be brought forward prior to the public hearing.

Issue #3 – Receipt of new information from an interested party after the close of the public hearing

To ensure the validity of Zoning Amendment Bylaw No. 4030, 2025, a second public hearing is required due to new information received after the close of the original hearing and the potential change in the requirements for shoulder pavement widening and a covenant. Staff therefore recommend that Council direct staff to schedule a new public hearing and provide statutory notice of the hearing. Additionally, it is recommended that Council schedule a public hearing for May 20, 2026, in order to leave time to consider any notice of motions that may be submitted.

Issue #4 – Amendments to the Business Licence Bylaw required

As per Council's January 21 2026 resolution, amendments to the Business Licence Bylaw must be adopted prior to the adoption of Zoning Amendment Bylaw No. 4030 to authorize the Business Licence Inspector to impose additional conditions on business licenses, including hours of operation, amplified music, on-site parking requirements, and the use of a Good Neighbour Agreement.

The proposed amendments, as originally drafted in Business Licence Bylaw Amendment Bylaw No. 4058, 2026, would enable staff to issue a business licence to the Oak and Vine proponent subject to a Good Neighbour Agreement addressing impacts on adjacent properties. These amendments also resolve a conflict between Section 9 [Licence suspension and cancellation] of the [Business Licence Bylaw](#) and Section 6 [Business Licences] of the [Delegation of Authority Bylaw No. 3814](#) by clarifying the delegated authority of staff to suspend or cancel a business licence. Section 7 of the Delegation of Authority Bylaw provides applicants and licence holders the ability to have such decisions reconsidered by Council. For these reasons, staff recommend that the amendment bylaw remain unchanged.

Business Licence Amendment Bylaw No. 4058 is scheduled to return to Council at the next meeting for consideration.

OPTIONS

1. (Recommended Option)

- (1) THAT Council rescinds third reading of Zoning Amendment Bylaw No. 4030, 2025.
- (2) THAT Council directs staff to schedule a second Public Hearing on May 20, 2026 for Zoning Amendment Bylaw No. 4030, 2025, and provide statutory notice in accordance with the *Local Government Act*.

- A new public hearing is required due to new information received from an interested party after the first public hearing and other relevant changed circumstances.
- A Councillor may wish to put forward a notice of motion to rescind either or both of the shoulder pavement widening resolution of December 17, 2025 or the Section 219 covenant resolution of January 21, 2026.

2. (Option 2)

- (1) THAT Council rescinds third reading of Zoning Amendment Bylaw No. 4030, 2025.
- (2) THAT Council directs staff to schedule a second Public Hearing for Zoning Amendment Bylaw No. 4030, 2025 and provide statutory notice in accordance with the *Local Government Act*.
 - A new public hearing must be scheduled. If Council does not wish to schedule a public hearing for May 20, 2026, then the public hearing will be scheduled for the next regular public hearing date, June 17, 2026.

IMPLICATIONS

A second public hearing is required if Council intends to proceed with adoption of Zoning Amendment Bylaw No. 4030. As a result, third reading must be rescinded and a new hearing scheduled. Scheduling the hearing for May 20, 2026, ensures that any notice of motions are dealt with prior to the public hearing.

If Council chooses not to hold a second public hearing, there is a significant risk that the bylaw could be successfully challenged, resulting in further delays for the applicant.

Timeline if Council adopts the staff recommendation:

- **April 1, 2026**
 - Council receives legal advice regarding the proposed amendments to Business Licence Amendment Bylaw No. 4058 in a closed meeting.
- **April 15, 2026**
 - If Council wishes to rescind the shoulder-pavement-widening requirement or the Section 219 covenant requirement, a notice of motion should be submitted to the Corporate Officer, copying the Mayor and Chief Administrative Officer as soon as possible so that it is introduced at the April 15, 2026, meeting and the process is not further delayed.
 - Staff to return with a report and the Business Licence Amendment Bylaw No. 4058 for Council's consideration of third reading.
- **April 15–May 3, 2026**
 - Staff prepare statutory notification for a new public hearing.
- **May 6, 2026**
 - If notice of motion is given at the April 15, 2026, regular Council meeting to rescind the shoulder-pavement-widening requirement or the Section 219 covenant requirement, they will be placed on the May 6, 2026, regular Council meeting for Council's consideration.
 - Business Licence Amendment Bylaw No. 4058 for adoption.

- **May 20, 2026**
 - Second Public Hearing for Zoning Amendment Bylaw No. 4030 is held, including updated information on:
 - applicant's inability to register a Section 219 covenant
 - potential changes to road-widening requirements
 - updates to the Business Licence Bylaw amendments
- **Following the Public Hearing**
 - Council may proceed with third reading of the zoning bylaw (if appropriate) and *may* adopt the bylaw *if* all the conditions noted in the next bullet have been met.
- **Before Adoption of Zoning Amendment Bylaw No. 4030**
 - Council must adopt Business Licence Amendment Bylaw No. 4058 to ensure the Business Licence Inspector has authority to impose required conditions (e.g., hours of operation, amplified music limits, parking, Good Neighbour Agreement).
 - Staff must finalize and secure any required Good Neighbour Agreement.
 - Shoulder pavement widening remains required unless Council rescinds the December 17 resolution.
 - If Council maintains the requirement for a Section 219 covenant, the applicant must provide a document acceptable for registration (or the requirement must be rescinded through proper process).
- **Upon Adoption of Zoning Amendment Bylaw No. 4030**
 - Staff may issue a business licence with conditions consistent with the amended Business Licence Bylaw and the Good Neighbour Agreement.

RECOMMENDATION

- (1) THAT Council rescinds third reading of Zoning Amendment Bylaw No. 4030, 2025.
- (2) THAT Council direct staff to schedule a second Public Hearing on May 20, 2026 for Zoning Amendment Bylaw No. 4030, 2025, and provide statutory notice in accordance with the *Local Government Act*.

Report prepared by:



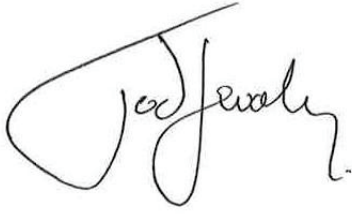
Amanda J. Young, MCIP, RPP
Director, Planning and Building

Report reviewed by:



George Farkas
General Manager, Planning, Development and
Community Services

Approved to be forwarded to Council:



Ted Swabey
Chief Administrative Officer

Attachment:

- (1) Zoning Amendment Bylaw No. 4030, 2025



The Corporation of the District of North Cowichan

Zoning Amendment Bylaw

BYLAW NO. 4030

A bylaw to amend the Conditions of Use of the Rural Zone (A2) for #2 – 6380 Lakes Road

The Council of The Corporation of The District of North Cowichan, enacts in open meeting assembled, as follows:

Citation

- 1 This Bylaw may be cited as “Zoning Amendment Bylaw No. 4030, 2025”.

Amendment

- 2 Zoning Bylaw 1997, No. 2950, Part 3 [Definitions] is amended by adding the following definition in the appropriate alphabetical order:

“**commercial assembly use**” means the rental of land, buildings and structures for the gathering of persons for weddings and other events;

- 3 Zoning Bylaw 1997, No. 2950, Section 21(4) [Minimum Required Off-Street Parking – Commercial] is amended by adding the following in the appropriate alphabetical order:

Commercial Assembly Use	1 space per each 10 m ² (215.3 sq. ft.) of gross floor area
-------------------------	--

- 4 Zoning Bylaw 1997, No. 2950, Section 52(8) [A2 Zone Conditions of Use], is amended by adding:

(j) *Commercial assembly use* for a maximum of 10 events with up to 80 attendees are permitted per year on #2 – 6380 Lakes Road (PID: 027-013-944 & Limited Common Property of Strata Lot 2, Plan VIS6242).

READ a first time on December 17, 2025.

READ a second time on December 17, 2025.

Notice that a public hearing is scheduled for this bylaw was posted to the municipality’s public notice board and on the municipality’s website on January 2, 2026 and advertised on the municipality’s social media site on January 2, 2026, and in the Cowichan Valley Citizen on January 14, 2026.

CONSIDERED at a Public Hearing on January 21, 2026.

READ a third time on January 21, 2026.

RESCINDED third reading on _____.

READ a third time, as amended, on _____.

COVENANT registered / subject conditions fulfilled on _____.

ADOPTED on _____.

CORPORATE OFFICER

PRESIDING MEMBER



Good Neighbour Agreement

This Agreement made this _____ day of _____, _____.

Issued to _____ (the "Property Owner") for 2-6380 Lakes Road (the "Lands").

WHEREAS:

- A. The Property Owner wishes to demonstrate to the Corporation of the District of North Cowichan (the "Municipality") and the citizens of the Municipality their effort to be a responsible wedding & event venue rental operator within the Municipality.
- B. The Property Owner recognizes their role as a responsible business operator and neighbour within the community and wishes to work with the Municipality and its departments to resolve all concerns.
- C. The Property Owner wishes to promote North Cowichan as a vibrant, safe and attractive community for the enjoyment of everyone, including residents, visitors, businesses and their workers.
- D. The Property Owner recognizes that wedding and event venue rental operators have a civic responsibility to address the conduct of their patrons, and that the Municipality's Noise Bylaw No. 2857, Traffic Bylaw No. 2276 and other bylaws of the Municipality require that certain standards of conduct and maintenance apply to their properties used for wedding and event venue rental.

AND WHEREAS:

- E. The Municipality wishes to commend the Property Owner for their recognition of their civic responsibilities, and commitment to fostering a good working relationship with the Municipality and the Property Owner's neighbours.
- F. The Municipality wishes to demonstrate its commitment to early resolution of disputes with the Property Owner in relation to this Agreement whenever possible.



NOW THEREFORE in connection with and in consideration of the Property Owner obtaining, continuing to hold, or renewing a business licence, and in consideration of \$1.00 paid by the Municipality to the Licensee (the receipt and sufficiency of which is hereby acknowledged), the Property Owner covenants and agrees with the Municipality to comply with the terms and conditions set out in this Agreement and with all applicable bylaws of the Municipality.

Property Owner's Acknowledgement

1. The Property Owner recognizes that non-compliance with this Agreement may be brought to the attention of any or all of the Municipality's Director of Social Planning and Protective Services, Licence Inspector, and Municipal Council, and may trigger a business licence suspension and/or revocation hearing.

Property Owner's Covenants

In addition to those conditions generally applicable under the Municipality's Zoning Bylaw 1997, No. 2950 and the Municipality's Business Licence Bylaw No. 3153, 2002 and other Bylaws duly enacted by the Municipality:

2. The Property Owner agrees to the following specific conditions:
 - (a) There shall be no more than the sum of ten (10):
 - (i) weddings; and
 - (ii) other commercial assembly use events,at the Lands per calendar year.
 - (b) There shall be no more than a maximum number of eighty (80) attendees at any one event at the Lands.
 - (c) Interior use of buildings on the Lands for commercial assembly use shall be restricted only to buildings having a Class A-2 Occupancy rating and an approved fire safety plan.
 - (d) After 9:00 pm on any calendar day, all activities involving amplified music shall occur only within the enclosed accessory building on the Lands, and the Property Owner shall make all reasonable efforts to minimize the noise emanating from the facility.



- (e) All activities using amplified music or voice shall end at 11:00 pm on the day that the event began,
- (f) All event attendees shall depart the Lands by no later than 11:30 pm.
- (g) All parking for guests and event-related staff will be provided for on-site at the Lands with no overflow parking on to public roads permitted.
- (h) A calendar of all commercial assembly events occurring on the Lands must be made available to the surrounding community on an ongoing basis with events posted a minimum of two (2) weeks prior to the date of the event.

IN WITNESS WHEREOF the parties have executed this Agreement in the Corporation of the District of North Cowichan, in the Province of British Columbia, on the _____ day of _____, _____.

Oak and Vine by its
authorized signatories:

The Corporation of the District of
North Cowichan, by its authorized
signatories:

Print Name: _____

Print Name: _____

Print Name: _____

Print Name: _____

COUNCIL
RESOLUTIONS

Municipality of North Cowichan Public and Statutory Hearing MINUTES

January 21, 2026, 7:00 p.m.

Municipal Hall - Council Chambers & Electronically

Members Present

Mayor Rob Douglas
Councillor Mike Caljouw
Councillor Bruce Findlay
Councillor Becky Hogg
Councillor Chris Istace
Councillor Christopher Justice
Councillor Tek Manhas

Staff Present

Ted Swabey, Chief Administrative Officer (CAO)
Bill Corsan, General Manager, Corporate Services and Community Relations
George Farkas, General Manager, Planning, Development and Community Services
Amanda Young, Director, Planning and Building
Andrea Hainrich, Deputy Corporate Officer
Barb Floden, Manager, Communications and Public Engagement
Barry Davidson, Manager, Bylaw and Business Licensing Services
Chris Derouin, Chief Building Inspector
Chris Osborne, Manager, Planning
Christina Hovey, Project Planner
Clay Reitsma, Director, Engineering
John Horn, Director, Social Planning and Protective Services
Moudud Hasan, Senior Manager, Engineering (Transportation and Drainage)
Pablo Golob, Manager, Development Planning
Rachel Pukesh, Development Planning Coordinator
Tricia Mayea, Corporate Officer

1. CALL TO ORDER

There being a quorum present, Mayor Douglas called the meeting to order at 7:00 p.m.

2. APPROVAL OF AGENDA

IT WAS MOVED AND SECONDED:
THAT the agenda be adopted as circulated.

CARRIED

3. PUBLIC HEARING MATTERS

3.1 Explanation of the public hearing process

Mayor Douglas outlined the public hearing process.

3.2 Public hearing for Zoning Amendment Bylaw No. 4037 [3925 Cowichan Lake Road]

1. The Mayor called the public hearing to order at 7:02 p.m.
2. The Manager, Development Planning, Pablo Golob, presented the proposed bylaw amendment and answered questions from Council.
3. The applicants, Meghan Terpenning and Shaye Donald, presented details of their application to Council.
4. The Corporate Officer advised that:
 - Notice of this public hearing was posted to North Cowichan's noticeboard, website and social media on January 2, 2026, and published in the Cowichan Valley Citizen on January 14, 2026.
 - All correspondence received has been provided to Council, circulated in an addendum and posted to North Cowichan's website. Printed copies are available in the public hearing information package located in the binder outside of Council Chambers for anyone who hasn't seen them and would like to read the full submissions.
 - A total of 29 written submissions were received:
 - o 17 were in support of the Zoning Bylaw Amendment;
 - o 11 were opposed; and
 - o 1 contained comments.
 - One additional letter was received after the 1:00 p.m. deadline today, in opposition from Leslie Daw. This was read into the record.
5. The Mayor provided an opportunity for persons affected by the proposed bylaw, and 11 people came forward to comment.
 1. Stephen Pannekoek at 3935 Cowichan Lake Road, opposed. Cited concerns about noise, strong odours, proximity to the nearby park, and increased fire risk. Requested that policies be updated and that the Zoning Bylaw Amendment be denied.
 2. Naiomi Palulis, of 1433 Thomson Terrace, in support. Noted that the property is agricultural land intended for agricultural use, highlighting typical farming impacts such as sounds and smells. Also referenced available mitigation measures for odour and light. Added that the proposal could create seasonal employment opportunities.
 3. Lou McKay, 3911 Lake Cowichan Road, opposed. Raised concerns about light and odour impacts and noted the facility would be approximately 100 feet from their home.
 4. Verna Buhler, 3908 Cowichan Lake Road, opposed. Lives across the road from the proponent and referenced the Official Community Plan, emphasizing the need for consistent communication with residents. Expressed the view that neighbours in the area have not been sufficiently consulted.
 5. Jacqueline Boyd, 5883 Heather Street, in support. Noted shared experiences with the applicant and highlighted the applicant's passion for farming and family ties to the agricultural sector. Spoke about their volunteer work, commitment to the community, and resilience in helping sustain and grow the agricultural industry.

6. Greg Terpenning, 4367 Bains Mill Road, in support. Identified as the applicant's next-door neighbour and parent, expressing support for the application. Noted the strengths of the proposal and indicated confidence that the applicants would address concerns as the project moves forward.
7. Jane Wharton, 3972 Sahtlam Rd, in support. Lives behind the applicants' property and expressed support for the application. Initially had concerns about light pollution and the scale of the operation, noting it is considerably smaller than typical industrial cannabis facilities. Reported that the applicants addressed these concerns through mitigation measures and emphasized strong support for young people participating in local agriculture.
8. Britany Foote, 3975 Cowichan Lake Road, in support. A long-time resident speaking on behalf of herself and her parents. After a thoughtful discussion with the applicants, they expressed support for the application.
9. David van Deventer, President of Duncan Cowichan Chamber of Commerce, in support. Expressed general support for business, including agricultural operations. Referred to conversations with the applicant and reminded attendees that the discussion concerns how the crop is grown rather than the type of crop itself.

The Mayor called for a second time, and 1 person came forward to comment:

10. Verna Buhler 3908 Cowichan Lake Road, spoke again in opposition. Stated that a commercial operation is not compatible with a residential neighbourhood. Raised concerns about unpleasant odours, particularly when hosting guests. Also referenced the international Spring Convention for the Rhododendron Society of the Cowichan Valley, noting its unique significance in the region.

The Mayor called a third time, and 1 person came forward to comment:

11. Verna Buhler 3908 Cowichan Lake Road, in opposition. Reiterated concerns related to the Cowichan Valley Rhododendron Society's upcoming international tour in the area. Also noted issues with the facility's energy consumption and light pollution, stating these impacts would erode the character and appeal of the neighbourhood.

6. The Mayor called again for a third and final time, and nobody came forward.
7. The applicants, Meghan Terpenning and Shaye Donald, responded to questions brought up in the public hearing.
8. The Mayor declared the public hearing for Zoning Amendment Bylaw No. 4037 [3925 Cowichan Lake Road] closed at 7:56 p.m. and reconvened the regular Council meeting.

4. BYLAWS CONSIDERED AFTER PUBLIC HEARING

4.1 Zoning Amendment Bylaw No. 4037, 2025

IT WAS MOVED AND SECONDED:

THAT Council gives third reading to Zoning Amendment Bylaw No. 4037, 2025. CARRIED

The regular Council meeting was recessed at 8:06 p.m.

5. PUBLIC HEARING MATTERS

5.1 Public hearing for Zoning Amendment Bylaw No. 4030 [2-6380 Lakes Road]

1. The Mayor called the public hearing to order at 8:06 p.m.
2. Development Planning Coordinator, Rachel Pukesh, presented the proposed bylaw amendment and answered questions from Council.
3. The applicants, Masika Allan and Randy Westlake, presented details of their application to Council, and answered questions from Council.
4. The Corporate Officer advised that:
 - Notice of this public hearing was posted to North Cowichan's noticeboard, website and social media on January 2, 2026, and published in the Cowichan Valley Citizen on January 14, 2026.
 - All correspondence received has been provided to Council, circulated in addendums and posted to North Cowichan's website. Printed copies are available in the public hearing information package located in the binder outside of Council Chambers for anyone who hasn't seen them and would like to read the full submissions.
 - A total of 3 petitions were received:
 - o 2 petitions in support of the Zoning Amendment have been received;
 - o 1 with 60 signatures, and
 - o 1 electronic petition with 1733 names, as of January 14, 2026
 - o 1 petition in opposition of the Zoning Amendment has been received, with 39 signatures.
 - A total of 94 written submissions were received
 - o 56 in support of the Zoning Bylaw Amendment;
 - o 38 opposed the Zoning Bylaw Amendment; and
 - o 1 late submission was received after the 1:00 p.m. deadline today, in opposition from Chandra Unguran. This was read into the record.
5. The Mayor provided an opportunity for persons affected by the proposed bylaw, and 34 people came forward to comment.
 1. LeeAnne Marshall, 6380 Lakes Road, strata property 1, in support. Identified as the closest neighbour to Oak & Vine and spoke on behalf of themselves and their spouse. Commented on their views of the property, the owners' transparency, and recent upgrades. Recalled experiences from past weddings and the associated increase in traffic.
 2. Jori Fales, 206 Wilson Road, in support. Spoke as a close friend of the applicants, highlighting their kindness and thoughtfulness. Expressed full support for both applicants and their ability to work well together. Also emphasized their shared commitment to the local community.
 3. Jan Malherbe, 6387 Lakes Road, in opposition. Spoke on behalf of himself and his wife, stating he chose to focus on facts rather than personal views about the

applicants, emphasizing land-use considerations. Outlined the expectations of the Temporary Use Permit and reminded Council that the approval would not be permanent, noting staff had expressed concerns. Also indicated support for staff's recommendation regarding road widening.

4. Kelly Olson, 2521 Townend Road, in support. Reflected on having similar experiences and expressed support for the business and its longstanding history as a commercial operation. Noted the applicants' efforts to address neighbours' concerns and highlighted the limited number of events held each year.
5. Tammy Markwart, Blue Lily Event Planning, 3508 Honeycrisp, Langford, in support. Spoke of her experiences working with the applicants as a wedding planner. She shared the alignment of the applicants, and of their values and the impact on the local economy. She mentioned the applicant's attention to detail, and the high standard of work in the weddings they have done. She spoke of her business skills and professionalism, while creating a wonderful experience for guests.
6. Shelly Buchan, of 970 McDonald St, in support. Spoke from experience working with the applicants as a wedding planner. Highlighted the alignment of the applicants' values, their positive impact on the local economy, and their strong attention to detail. Noted the high standard of their work and their professionalism in creating excellent guest experiences.
7. Kianna Woods, daughter of the applicant, in support. Commented on the applicants' efforts and the minimal disruption experienced. Referred to the work they have contributed, and the care invested by their parents in operating the venue. Emphasized the consistent care and attention given to all weddings held at the property.
8. Peter Culligan, 6367 Woodland Drive, in opposition. Opposed the application, stating it is not suitable for a residential neighbourhood. Raised concerns about noise, traffic volume, vehicle speeds, and the risks associated with alcohol consumption increasing the likelihood of accidents. Also emphasized the need for road widening, ongoing monitoring of conditions, and encouraged Council to take a more proactive approach.
9. Rick Taylor, 6325 Lakes Road, in opposition. Addressed concerns about allowing this commercial use in the area, noting it is not aligned with the existing Zoning Bylaw or the Official Community Plan. Pointed out that while properties within the ALR may permit certain commercial activities, the primary use in this case is "commercial assembly" rather than farming. Cautioned that approving the application could amount to spot use and set an undesirable precedent. Recommended increased oversight moving forward.
10. Zack Brown, 1751 Stamps Road, in opposition. Spoke as a winemaker and grape grower affiliated with the Wine Island Grape Growers Association (WIGA). Expressed strong support for vineyards and noted being familiar with the neighbouring property and the applicants' plan. Raised concerns about permitting ten events and stated the applicants appeared more focused on hosting weddings than on grape production, noting this shift has occurred at some other vineyards in the Cowichan Valley as well.

11. Tasha, 3065 Mattin Road, in support. Spoke as a makeup artist who has worked with Oak & Vine on many occasions, noting the venue's contribution to their livelihood. Highlighted the applicants' strong attention to detail and the overall appeal of the venue. Mentioned that many venues in the area have closed and emphasized the importance of supporting local businesses. Encouraged Council to allow weddings at the site.
12. Gurninder Sandhu, 6350 Woodland Drive, in opposition. Opposed the zoning amendment, stating the use is not appropriate for a residential neighbourhood. Spoke about the division it has created and noted that most supportive letters came from outside the area, rather than from those whose daily quality of life would be affected. Raised concerns about noise and traffic. Observed that much of the support focused on the applicants' character rather than on the implications of allowing a permanent commercial assembly use. Warned that approving the application without firm rules would set a precedent for similar uses in residential neighbourhoods. Urged Council to reject the application.
13. Erin Brownley, 3365 Woodland Drive, in opposition. Opposed allowing this operation in a residential neighbourhood. Referred to multiple neighbours who would be affected and stated it is unfair for one property owner to limit others' ability to enjoy their own yards. Emphasized the land-use implications, expressing that the operation is not truly a farm and would function mainly as a backdrop. Stated that the location is not appropriate for this use.
14. Susi Jorgensen, 6367 Woodland Drive, in opposition. Opposed the rezoning, drawing on personal experience living near a wedding venue in another municipality. Stated that the use is no longer appropriate and noted that the previous Temporary Use Permit was granted during the pandemic, making it unclear how full-capacity operations would affect the neighbourhood. Emphasized the need to observe actual impacts before making a long-term decision. Referenced the OCP and zoning bylaw provisions related to Temporary Use Permits and suggested Council may not have complete information. Also pointed to recent upgrades to the property and the significant financial investment for what is described as a temporary use. Urged Council to reject the application.
15. Brittany Foote, 43 Lois Lane, Duncan, in support. Spoke as a close friend of the applicant, highlighting their strong character and hardworking nature. Noted the intention behind the business and the value of creating a venue that supports meaningful moments, family experiences, and community connection. Emphasized the thoughtful vision for the property and the economic benefits it brings to the valley, including local employment.
16. Carreen Unguran, 6392 Lakes Road, in opposition. Noted the Temporary Use Permit process and suggested that events should be counted as multiple occurrences rather than single ones. Pointed to the need for amendments to the business bylaw to properly address and enforce operational concerns. Stated that the use is not appropriate for this location.
17. Brenda Schneider, 2258 Woodland Place, in opposition. Opposed the permanent wedding-use application, citing negative impacts on neighbouring residents,

- including traffic and noise concerns. Urged Council to deny the application so residents can continue to enjoy their homes and neighbourhood.
18. Andrew Boudreau, 2265 Woodland Drive, in opposition. Stated the proximity of their properties. They noted their support for local business and the importance of shopping locally. They emphasized that they are not opposed to the weddings themselves, but rather to the receptions and the disruption they cause. They referred to the size of other reception venues and the distance those venues maintain from neighbouring properties. They also noted that guests generally prefer to be outside. They raised concerns about the liquor licence and the potential risks to the community. Asked that Council consider denying this request for the sake of the community, as well as based on their previous experiences with a TUP.
 19. Sarah Davis, 2263 Rosewood Ave, in support. Spoke as a personal friend. They highlighted the individual's character and their willingness to stand up for others. They emphasized their strong work ethic, attention to detail, and genuine care for the events they host. They also spoke about their hardworking nature and the efforts they have made to minimize disruption to neighbours, acting in alignment with community values.
 20. Suzanne Porter, 6433 Tyler Place, in opposition. As a neighbour within 200 m, they spoke in strong opposition. They stated that the land use is not appropriate for the area and would permanently change their way of life. They referenced previous petitions and past experiences. They noted that event participants will not remain inside at all times. They also raised concerns about the additional events permitted—five “non-wedding” events. They pointed out that a good-neighbour agreement is not enforceable, as it relies solely on good intentions. They emphasized that a TUP is required and referenced the past history of complaints associated with TUPs.
 21. Jamie Penny, 6329 Lakes Road, in opposition. Questioned if a ‘Good Neighbour Agreement’ is enforceable, if the terms aren’t followed. He mentioned the option to consider a TUP. He urged Council to test this with a TUP first. He also invited Council to consider the impact on neighbouring farms conduct their usual activities during weddings. This is a land use decision for Council. Decide if this is an appropriate use for Council. He raised the question if neighbours should have to live next to this, if the applicant wouldn’t.
 22. Cynthia Montgomery, Lakeview, in opposition. They referred to this property as the party palace situated in the middle of a quiet neighbourhood. They noted that previous Councils had sought restrictions and received promises of compliance, which were not upheld. Subsequent Councils repeated the same requests, and compliance still did not occur. They spoke about the history of the property and the absence of required permits. They questioned the owners’ integrity and whether they act as responsible corporate citizens, expressing the belief that they behave as though the rules do not apply to them. They pointed out that the zoning needed to be created specifically for this site because it did not previously exist. They also expressed concerns about the potential lack of enforceable rules.

23. Shandra Unguran, Lakes Road, in opposition. They mentioned that the individuals submitting comments do not live in the area and raised concerns about the names and addresses provided in the submissions. They noted that the website for the online petition does not require real names or addresses from people adding their support. They argued that the same “not limited to North Cowichan” logic should apply in this situation and questioned how the input meaningfully relates to North Cowichan. They also expressed concern that “click activism” could influence the process in the wrong direction.
24. David van Deventer, President of Duncan Cowichan Chamber of Commerce, in support. They spoke about the economic impact of this proposal and urged Council to approve the change along with allowing 10 events per year. They discouraged the need for traffic-related requirements. They highlighted the support expressed by the Chamber. They also commented on the character assassination occurring in the public forum and noted how disappointing it is to see. They emphasized that these discussions could occur without attacking anyone’s personal character.
25. Abraham Lee, 165 Edward Drive, Lake Cowichan, in support. Identified themselves as a DJ in the area. They discussed the noise levels and expressed that the venue is being treated unjustly.
26. Jennifer Edwardson, North Cowichan, in support. They spoke in support of the venue. They encouraged change to move forward and urged people to stop engaging in character assassination.

The Mayor called a second time, and the following people stepped forward.

27. Tammy Markwart, Blue Lily Event Planning, 3508 Honeycrisp, Langford, in support. Mentioned the process involved for permitting and managing the event. Also noted the character assassination and the disappointment.
28. Andrew Boudreau, 2265 Woodland Drive, in opposition. They noted that they work with the applicants and are familiar with the process of obtaining a TUP prior to a permanent permit being issued. They stated their belief that this is the best option for them.
29. Jan Malherbe, 6387 Lakes Road, in opposition. They expressed agreement with points made by both sides and noted the bi-directional negativity occurring throughout the process. They also raised concerns about the intimidation felt by neighbours who are being named and shamed. They urged that more serious consideration be given to the matter and that additional time be provided.
30. Kelly Olsen, 2521 Townend Road, in support. They spoke about concerns raised by others related to alcohol issues along the roadside. They noted that noise from other types of events is also possible in the area, such as from farming activities or nearby schools. They also raised questions about the traffic issues and why these concerns should apply specifically to Oak and Vine but not to other locations.
31. Zac Brown, 1751 Stamps Road, in opposition. Spoke of the impact on the business community and vineyard experiences. He reviewed how events are permitted as a secondary use for vineyards. He noted the negative impact on

other vineyards, if one should be interested in pursuing this as well. He noted the poor health of the vineyards.

32. Cynthia Montgomery, in opposition. They stated that their intention was not character assassination. They noted the ongoing non-compliance issues. They expressed concerns that the newly created zone lacks rules and bylaws and questioned whether the noise bylaw would apply to this property.
33. Zac Brown, 1751 Stamps Road, in opposition. They again spoke about the unfair competitive advantage. They referred to the sale of the property to a craft distillery and noted the licensing requirements involved. They stated that the letter of rationale could function as a workaround to those requirements. They expressed concern that the penalty of a liquor license suspension would reduce accountability. They highlighted the need for nearby vineyards to conduct farm activities on weekends. They also noted biosecurity concerns, including the risk of insect infestations being spread on visitors' shoes. They emphasized the risks posed by wedding guests entering farm areas. Drawing on their previous profession, they spoke about traffic-safety risks on this high-volume road. As a farmer and small business owner, they stated that they are not in support.
34. Careen Unguran, 6392 Lakes Road, in opposition. They spoke about the perceived economic benefits compared with the real economic costs of the activity. They addressed tax rates and expressed concern that the business is not paying its fair share, resulting in costs being transferred to taxpayers. They noted the responsibilities that other businesses and property owners must meet. They highlighted the economic and biosecurity risks posed to neighbouring vineyards. They emphasized the unfair advantage created by the proposal and urged Council to reject the application.

The Mayor called a third time, and final time, and nobody stepped forward.

6. Applicants Randy Westlake and Masika Allan, responded to questions and concerns brought up during the public input.
7. The Mayor declared the public hearing closed at 10:40 p.m.

6. BYLAWS CONSIDERED AFTER PUBLIC HEARING

Council recessed at 10:47 p.m. and reconvened at 10:54 p.m.

6.1 Zoning Amendment Bylaw No. 4030, 2025

IT WAS MOVED AND SECONDED:

THAT Council gives third reading to Zoning Amendment Bylaw No. 4030, 2025.

(Opposed: Douglas, Justice)

CARRIED

IT WAS MOVED AND SECONDED:

THAT Council directs staff, as a condition of rezoning, to enter into a Good Neighbour Agreement with the applicant.

CARRIED

IT WAS MOVED AND SECONDED:

THAT Council directs staff, prior to consideration of adoption of the rezoning, to undertake amendments to Municipality of North Cowichan Business Licence Bylaw No. 2002 to authorize the Business Licence Inspector to impose additional conditions on business licences, including but not limited to hours of operation, use of amplified music, on-site parking, and the requirement for a Good Neighbour Agreement and compliance therewith. CARRIED

IT WAS MOVED AND SECONDED:

That the following motion:

THAT Council requires, as a condition of rezoning, a Section 219 Land Title Act covenant to be registered on title of the subject property and common property that restricts commercial assembly use on the subject property in the following ways:

- a. No more than 10 events per year with a maximum of 80 attendees at each event;*
- b. That an event be limited to a 24-hour period;*
- c. That events be limited to a maximum of two per calendar month, leaving neighbours with about half of summer weekends free*
- d. That a schedule of events is available in advance to neighbours*
- e. That all amplified music will be contained behind closed doors of the assembly use building on the premises;*
- f. That the event, including all music shall end at 11:00 pm with all attendees having vacated the premises by 11:30 pm;*
- g. That the operator shall hold a valid business licence for the commercial assembly use; and*
- h. That a Good Neighbour Agreement be in place.*

be amended as follows:

Strike out the words '24-hour' from bullet b. and replace with the words '36-hour'.

(Opposed: Douglas, Istace, Justice)

CARRIED

And, be amended as follows:

Add wording to bullet c. to limit events to five events in July and August.

(Opposed: Caljouw, Findlay, Hogg, Manhas)

DEFEATED

And, be amended as follows:

To remove bullet c.

(Opposed: Douglas, Istace, Justice)

CARRIED

IT WAS MOVED AND SECONDED:

THAT Council requires, as a condition of rezoning, a Section 219 Land Title Act covenant to be registered on title of the subject property and common property that restricts commercial assembly use on the subject property in the following ways:

- a. No more than 10 events per year with a maximum of 80 attendees at each event;*
- b. That an event be limited to a 36-hour period;*
- d. That a schedule of events is available in advance to neighbours*
- e. That all amplified music will be contained behind closed doors of the assembly use building on the premises;*

- f. That the event, including all music shall end at 11:00 pm with all attendees having vacated the premises by 11:30 pm;
- g. That the operator shall hold a valid business licence for the commercial assembly use; and
- h. That a Good Neighbour Agreement be in place. CARRIED

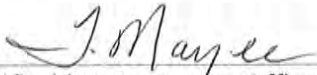
IT WAS MOVED AND SECONDED:

THAT Council rescind the resolution to: *"require shoulder pavement widening along Lakes Road in accordance with the recommendations of the Senior Manager of Transportation, to be completed to the satisfaction of the Engineering department prior to consideration of final adoption of zoning amendment"* passed at the December 17, 2025 Regular Council meeting. (Opposed: Douglas, Istace, Justice)

CARRIED

7. ADJOURNMENT

The meeting adjourned at 12:09 p.m.



Certified by Corporate Officer



Signed by Mayor

4.2.5 Karen Brandt, Public Affairs & Partnerships, Mosaic Forest Management re-Council Motion on Log Exports and Fibre Availability

IT WAS MOVED AND SECONDED:

THAT Council receive the March 23, 2026 letter from Karen Brandt, Senior Vice President, Public Affairs & Partnerships, Mosaic Forest Management, for information.

ADOPTED ON CONSENT

5. APPROVAL OF MEETING AGENDA

IT WAS MOVED AND SECONDED:

THAT the agenda be adopted as amended.

CARRIED

6. MAYOR'S REPORT

Mayor Douglas provided a verbal update on meetings and activities he recently attended.

7. PUBLIC INPUT ON AGENDA ITEMS

Council received no public input from members of the public.

8. PRESENTATIONS AND PETITIONS

8.1 Petitions

8.1.1 Petition regarding Traffic along York Avenue adjacent to Crofton Elementary School

Laura Lenzi Loewen presented an informal petition to Council containing 344 signatures, requesting traffic-calming and signage along York Avenue by Crofton Elementary School and answered questions from Council.

9. UNFINISHED AND POSTPONED BUSINESS

9.1 Oak and Vine Next Steps

IT WAS MOVED AND SECONDED:

1. THAT Council rescinds third reading of Zoning Amendment Bylaw No. 4030, 2025.
2. THAT Council direct staff to schedule a second Public Hearing on May 20, 2026 for Zoning Amendment Bylaw No. 4030, 2025, and provide statutory notice in accordance with the *Local Government Act*.

CARRIED

9.2 University Village Local Area Plan (UVLAP)

IT WAS MOVED AND SECONDED:

THAT Council direct staff not to add the University Village Local Area Plan update project to the workplan at this time.

CARRIED

AND THAT the Mayor be directed to write to the Premier of British Columbia, the Prime Minister of Canada, the Minister of Forests, the Minister of International Trade, the local MLA and MP, and any other relevant parties, requesting their support and action to strengthen policies that improve fibre availability for domestic processing and sustain a strong and competitive coastal forest sector.

(Opposed: Manhas, Caljouw, Findlay and Hogg)

DEFEATED

9.2 Chemainus Valley Historical Society re- Letter of reference and support

IT WAS MOVED AND SECONDED:

THAT Council authorize the Mayor to write a letter in support of the Chemainus Valley Historical Society's application to the Province of BC for a Community Gaming Grant to support the delivery of ongoing programs and services of the museum. CARRIED

10. NOTICE OF MOTIONS

10.1 Oak & Vine Road Widening

Councillor Findlay introduced the following motion which Council will consider at the May 6, 2026 Council meeting:

"THAT Council rescinds the resolution to: "require shoulder pavement widening along Lakes Road in accordance with the recommendations of the Senior Manager of Transportation, to be completed to the satisfaction of the Engineering department prior to consideration of final adoption of zoning amendment" passed at the December 17, 2025 Regular Council meeting."

10.2 Oak & Vine Covenant Registration

Councillor Findlay introduced the following motion which Council will consider at the May 6, 2026 Council meeting:

"THAT Council rescinds the following resolution in relation to the Oak & Vine zoning application, that was passed at the January 21, 2026 Public and Statutory Hearing meeting:

THAT Council requires, as a condition of rezoning, a Section 219 Land Title Act covenant to be registered on title of the subject property and common property that restricts commercial assembly use on the subject property in the following ways:

- 1. No more than 10 events per year with a maximum of 80 attendees at each event;*
- 2. That an event be limited to a 36-hour period;*
- 3. That a schedule of events is available in advance to neighbours*
- 4. That all amplified music will be contained behind closed doors of the assembly use building on the premises;*
- 5. That the event, including all music shall end at 11:00 pm with all attendees having vacated the premises by 11:30 pm;*

6. *That the operator shall hold a valid business licence for the commercial assembly use; and*
7. *That a Good Neighbour Agreement be in place."*

10.3 Updates to the Agricultural Advisory Committee's Term

Councillor Justice introduced the following motion which Council will consider at the May 6, 2026 Council meeting:

"THAT the terms of the current Agricultural Advisory Committee (AgAC) members be extended for one year into the 2026–2029 Council term, expiring: November 30, 2027, recognizing that the Strategic Agricultural Plan review initiated in February 2026 is anticipated to be completed in fall 2027."

11. QUESTION PERIOD

Council received 2 questions from the public regarding agenda items.

11.2 Agricultural Land Commission Application No. 106243 – 4098 Cowichan Lake Rd.

IT WAS MOVED AND SECONDED:

THAT Council authorizes Agricultural Land Commission Application No. 106243 for a Non-Adhering Residential Use on 4098 Cowichan Lake Road to decommission an existing single-family dwelling located within the Agricultural Land Reserve and construct a new single-family dwelling and forward it to the Agricultural Land Commission with a recommendation that it be approved. CARRIED

12. NEW BUSINESS

12.1 Oak & Vine Covenant Registration

IT WAS MOVED AND SECONDED:

THAT Council rescinds the following resolution in relation to the Oak & Vine zoning application, that was passed at the January 21, 2026, Public and Statutory Hearing meeting:

"THAT Council requires, as a condition of rezoning, a Section 219 Land Title Act covenant to be registered on title of the subject property and common property that restricts commercial assembly use on the subject property in the following ways:

1. *No more than 10 events per year with a maximum of 80 attendees at each event;*
2. *That an event be limited to a 36-hour period;*
3. *That a schedule of events is available in advance to neighbours*
4. *That all amplified music will be contained behind closed doors of the assembly use building on the premises;*
5. *That the event, including all music shall end at 11:00 pm with all attendees having vacated the premises by 11:30 pm;*
6. *That the operator shall hold a valid business licence for the commercial assembly use; and*
7. *That a Good Neighbour Agreement be in place."*

(Opposed: Douglas, Justice)

CARRIED

12.2 Oak & Vine Road Widening

IT WAS MOVED AND SECONDED:

THAT Council rescinds the resolution to: *"require shoulder pavement widening along Lakes Road in accordance with the recommendations of the Senior Manager of Transportation, to be completed to the satisfaction of the Engineering department prior to consideration of final adoption of zoning amendment"* passed at the December 17, 2025 Regular Council meeting. (Opposed: Douglas, Istace, Justice)

CARRIED

12.3 Updates to the Agricultural Advisory Committee's Term

IT WAS MOVED AND SECONDED:

THAT the terms of the current Agricultural Advisory Committee (AgAC) members be extended for one year into the 2026–2029 Council term, expiring: November 30, 2027,

- b. Section 39(2) by relaxing a two-metre section of the required landscaped area width from 1.1 m to 0.6 m. CARRIED

10. BYLAWS

10.1 Business Licence Bylaw Amendment Bylaw No. 4058, 2026 for adoption

The Corporate Officer advised that one correspondence has been received in relation to the proposed bylaw, requesting clarification.

The Mayor provided an opportunity for comments from persons affected by the Proposed permit. No one commented.

IT WAS MOVED AND SECONDED:

THAT Council adopts Business Licence Bylaw Amendment Bylaw 4058, 2026.

(Opposed: Findlay, Manhas)

CARRIED

10.2 Fees and Charges Amendment Bylaw No. 4073 for first three readings

IT WAS MOVED AND SECONDED:

THAT Council gives first, second, and third readings to Fees and Charges Amendment Bylaw No. 4073, 2026.

CARRIED

10.3 Reserve Funds Establishment Amendment Bylaw No. 4074 for introduction

IT WAS MOVED AND SECONDED:

THAT Council gives first, second and third reading to Reserve Funds Establishment Amendment Bylaw No. 4074, 2026.

CARRIED

Council recessed at 7:49 p.m., and reconvened at 7:56 p.m.

IT WAS MOVED AND SECONDED:

THAT Council extend their meeting to 9:00 p.m.

CARRIED

11. REPORTS

11.1 Pickleball Noise Management at Andy Hutchins Park

IT WAS MOVED AND SECONDED:

THAT Council directs staff to:

- a. Establish defined operating hours for pickleball play at the Andy Hutchins Park courts from 9:00 a.m. to 5:00 p.m. daily;
- b. Amend the Noise Bylaw to reflect these defined hours of play at Andy Hutchins Park;
- c. Install on-site signage to clearly communicate permitted hours of play; and,
- d. Reference current best management practices, including the BCRPA Noise Planning Guideline, when planning future pickleball facilities.
- e. Prepare a report for the 2027 budget, to consider alternatives locations for pickleball courts in other parts of North Cowichan.

(Opposed: Caljouw, Findlay, Manhas)

CARRIED

NOTICE OF MOTION

Council Member Motion

Notice given on: Wednesday, April 15, 2026

Meeting Date Wednesday, May 6, 2026
From Councillor Findlay
Subject Oak & Vine Road Widening

Purpose: For Councillor Findlay to move the motion that was introduced at the April 15, 2026 Council meeting.

Recommendation

THAT Council rescinds the resolution to: "require shoulder pavement widening along Lakes Road in accordance with the recommendations of the Senior Manager of Transportation, to be completed to the satisfaction of the Engineering department prior to consideration of final adoption of zoning amendment" passed at the December 17, 2025 Regular Council meeting.

Council Member Motion

Notice given on: Wednesday, April 15, 2026

Meeting Date Wednesday, May 6, 2026
From Councillor Findlay
Subject Oak & Vine Covenant Registration

Purpose: For Councillor Findlay to move the motion that was introduced at the April 15, 2026 Council meeting.

Recommendation

THAT Council rescinds the following resolution in relation to the Oak & Vine zoning application, that was passed at the January 21, 2026 Public and Statutory Hearing meeting:

THAT Council requires, as a condition of rezoning, a Section 219 Land Title Act covenant to be registered on title of the subject property and common property that restricts commercial assembly use on the subject property in the following ways:

- 1. No more than 10 events per year with a maximum of 80 attendees at each event;*
- 2. That an event be limited to a 36-hour period;*
- 3. That a schedule of events is available in advance to neighbours*
- 4. That all amplified music will be contained behind closed doors of the assembly use building on the premises;*
- 5. That the event, including all music shall end at 11:00 pm with all attendees having vacated the premises by 11:30 pm;*
- 6. That the operator shall hold a valid business licence for the commercial assembly use; and*
- 7. That a Good Neighbour Agreement be in place.*

FIRST PUBLIC
HEARING

Jan 21, 2026

PUBLIC HEARING INFORMATION PACKAGE

Zoning Amendment Bylaw No. 4030, 2025

2-6380 Lakes Road

(Updated January 20, 2026)

Public Hearing Notice and Bylaw No. 4030

1. Notice of Public Hearing for **January 21, 2026** at **7:00 p.m.**
2. 1st Notification – Municipality’s Social Media - Facebook - Publication Date: January 5, 2026
3. 2nd Notification - Cowichan Valley Citizen – Publication Dates: January 14, 2026
4. Bylaw No. 4030
5. Map of Subject Property

Planning Staff Reports to Agricultural Advisory Committee

1. Report to October 21, 2025 Agricultural Advisory Committee

Planning Staff Reports to Council

1. Report to December 17, 2025 Regular Council – 1st and 2nd Readings, Authorize Public hearing

Agricultural Advisory Committee Recommendations

1. Draft Agricultural Advisory Minutes for October 21, 2025

Council Resolutions

1. Council Resolution from December 17, 2025 Regular Council – 1st and 2nd Readings, Authorize Public Hearing

Additional Information from Staff

1. Email from George Farkas to Council dated January 19, 2026

Public Comments

[See Written Submissions Package](#)



NOTICE OF PUBLIC HEARING

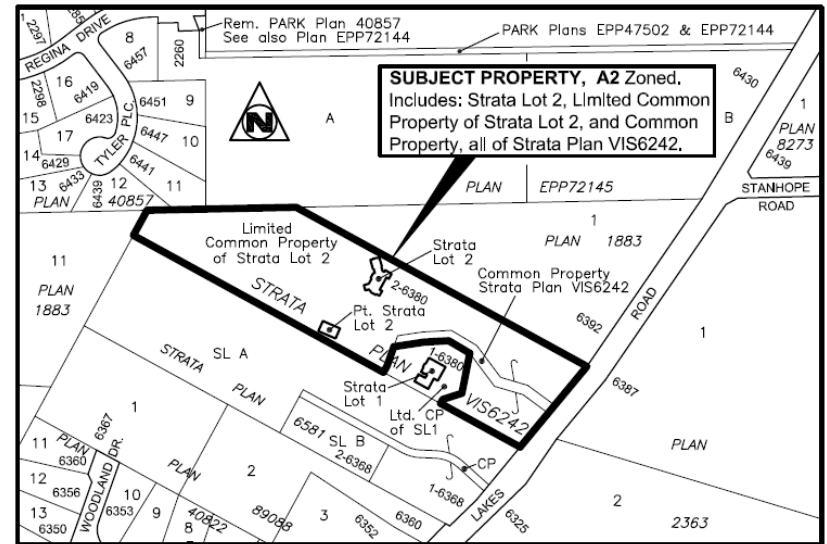
Notice is hereby given that a Public Hearing will be held at **7:00 p.m.** on **Wednesday, January 21, 2026** to allow Council to receive public input on **“Zoning Amendment Bylaw No. 4030, 2025”**. As authorized by the *Local Government Act*, this hearing will be conducted by electronic means and members of the public will be provided an opportunity to be heard verbally or by submitting their comments in writing in advance of the hearing. This hearing will be a Hybrid Meeting and will be conducted in person from Council Chambers and by video conference using the Cisco Webex platform. Anyone wishing to participate may do so in person by attending Council Chambers, or by joining the meeting using a computer, smartphone or tablet, or telephone (audio only). If you wish to participate electronically, please visit www.northcowichan.ca/virtualmeeting for instructions on how you can join this hearing and find the link to join. You may also view the meeting as it is streamed live by going to www.northcowichan.ca/Agendas and click on the ‘View Live Stream’ link. A copy of the recording will be made available after the meeting on North Cowichan's website for on-demand viewing.

Zoning Amendment Bylaw No. 4030 (2-6380 Lakes Road) proposes to amend Zoning Bylaw 1997, No. 2950, to include the following amendments:

- Under Part 3 [Definitions] add the following definition:

“commercial assembly use” means the rental of land, buildings and structures for the gathering of persons for weddings and other events”

- Add to Section 21(4) [Minimum Required Off-Street Parking – Commercial]:
Commercial Assembly Use: 1 pace per each 10 m² (215.3 sq.ft) of gross floor area
- Add to Section 52(8) [A2 Zone Conditions of Use]:
(j) *Commercial assembly use* for a maximum of 10 events with up to 80 attendees are permitted per year on #2 – 6380 Lakes Road (PID: 027-013-944 & Limited Common Property of Strata Lot 2, Plan VIS6242)



The purpose of the amendments is to allow up to (10) events per year with a maximum of eighty (80) attendees per commercial assembly use event at the subject property as shown in bold outlined on the map.

PUBLIC INPUT

If you believe your interests in land will be affected by the proposed bylaw, you are encouraged to submit your comments by following the instructions provided below:

1. In Writing in Advance of the Public Hearing:

Submit your comments in writing to Mayor and Council until **1:00 p.m.** on **Monday, January 19, 2026** by:

- Email to publicmeetings@northcowichan.ca
- Mail to Mayor and Council, Municipality of North Cowichan, 7030 Trans-Canada Highway, North Cowichan, BC V9L 6A1
- In-Person deposited through the mail slot at the Municipal Hall, Main Entrance

2. Verbally or in Writing at the Public Hearing:

- In Person by attending Council Chambers at Municipal Hall, 7030 Trans-Canada Highway, North Cowichan, BC.
- Virtually by logging in electronically, details and instructions will be available at least one week prior to the Hearing at www.northcowichan.ca/PublicHearings.
- Written submissions may be submitted during the Public Hearing by presentation to the Corporate Officer or her designate.

PLEASE NOTE: Submissions should reference the bylaw number and include your name and the civic address or legal description of the land affected by the proposal. Please be advised that all submissions, including the individual's name and address will form part of the public record and will be published on North Cowichan's website. Do not include any personal information in your submission that you do not wish to be disclosed, as submissions received are public documents and will not be redacted (with the exception of email addresses on electronic submissions, phone numbers and signatures). Written submissions will not be accepted after the conclusion of the Public Hearing.

A copy of the Bylaw and related documents, including public comments received in writing, will be available to inspect online at www.northcowichan.ca/PublicHearings until the close of the Public Hearing. The documents may also be inspected in the Planning Department at the Municipal Hall, Monday to Friday (excluding statutory holidays) between **8:30 a.m. to 4:00 p.m.** from **January 2, 2026** to **January 21, 2026**.

Personal information is collected by North Cowichan under the authority of s. 26 (c) of the *Freedom of Information and Protection of Privacy Act* for the purpose of administering the Public Hearing. Please direct any questions about personal information to North Cowichan's Privacy Officer by Phone: 250-746-3116, Email: privacy@northcowichan.ca or Regular Mail: 7030 Trans-Canada Highway, North Cowichan, BC V9L 6A1

North Cowichan | Notice of Public Hearing BL 4030
January 02, 2026 | Facebook

Legislative



Municipality of North Cowichan

January 2 at 3:49 PM

Council will be conducting a Public Hearing in Council Chambers and by video conference using the Cisco Webex platform at 7:00 p.m. on January 21, 2026 to provide all persons who believe that they are affected by Zoning Amendment Bylaw No. 4030 an opportunity to be heard or to present written submissions to Council.

Zoning Amendment Bylaw No. 4030 proposes to allow up to (10) events per year with a maximum of eighty (80) attendees per commercial assembly use event at 2-6380 Lakes Road.

You can view the public notice and bylaws at <https://loom.ly/OujC1VE>

Notice of Public Hearing

Zoning Amendment Bylaw No. 4030
2 - 6380 Lakes Road

Wednesday, January 21, 2026 at 7pm

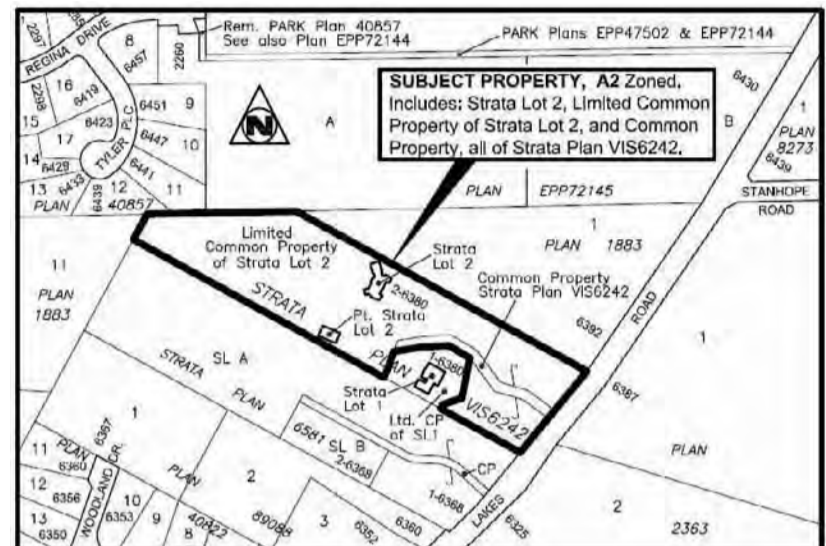
NORTH
Cowichan

NOTICE OF PUBLIC HEARING

Notice is hereby given that a Public Hearing will be held at **7:00 p.m.** on **Wednesday, January 21, 2026** to allow Council to receive public input on **“Zoning Amendment Bylaw No. 4030, 2025”**. As authorized by the *Local Government Act*, this hearing will be conducted by electronic means and members of the public will be provided an opportunity to be heard verbally or by submitting their comments in writing in advance of the hearing. This hearing will be a Hybrid Meeting and will be conducted in person from Council Chambers and by video conference using the Cisco Webex platform. Anyone wishing to participate may do so in person by attending Council Chambers, or by joining the meeting using a computer, smartphone or tablet, or telephone (audio only). If you wish to participate electronically, please visit www.northcowichan.ca/virtualmeeting for instructions on how you can join this hearing and find the link to join. You may also view the meeting as it is streamed live by going to www.northcowichan.ca/Agendas and click on the ‘View Live Stream’ link. A copy of the recording will be made available after the meeting on North Cowichan's website for on-demand viewing.

Zoning Amendment Bylaw No. 4030 (2-6380 Lakes Road) proposes to amend Zoning Bylaw 1997, No. 2950, to include the following amendments:

- Under Part 3 [Definitions] add the following definition:
“commercial assembly use” means the rental of land, buildings and structures for the gathering of persons for weddings and other events”
- Add to Section 21(4) [Minimum Required Off-Street Parking – Commercial]:
Commercial Assembly Use: 1 space per each 10 m² (215.3 sq.ft) of gross floor area
- Add to Section 52(8) [A2 Zone Conditions of Use]:
(j) *Commercial assembly use* for a maximum of 10 events with up to 80 attendees are permitted per year on #2 – 6380 Lakes Road (PID: 027-013-944 & Limited Common Property of Strata Lot 2, Plan VIS6242)



The purpose of the amendments is to allow up to (10) events per year with a maximum of eighty (80) attendees per commercial assembly use event at the subject property as shown in bold outlined on the map.

PUBLIC INPUT

If you believe your interests in land will be affected by the proposed bylaw, you are encouraged to submit your comments by following the instructions provided below:

1. In Writing in Advance of the Public Hearing:

Submit your comments in writing to Mayor and Council until **1:00 p.m.** on **Monday, January 19, 2026** by:

- Email to publicmeetings@northcowichan.ca
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2. Verbally or in Writing at the Public Hearing:

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The Corporation of the District of North Cowichan

Zoning Amendment Bylaw

BYLAW NO. 4030

A bylaw to amend the Conditions of Use of the Rural Zone (A2) for #2 – 6380 Lakes Road

The Council of The Corporation of The District of North Cowichan, enacts in open meeting assembled, as follows:

Citation

1 This Bylaw may be cited as "*Zoning Amendment Bylaw No. 4030, 2025*".

Amendment

2 Zoning Bylaw 1997, No. 2950, Part 3 [Definitions] is amended by adding the following definition in the appropriate alphabetical order:

"commercial assembly use" means the rental of land, buildings and structures for the gathering of persons for weddings and other events;

3 Zoning Bylaw 1997, No. 2950, Section 21(4) [Minimum Required Off-Street Parking – Commercial] is amended by adding the following in the appropriate alphabetical order:

Commercial Assembly Use	1 space per each 10 m ² (215.3 sq. ft.) of gross floor area
-------------------------	--

4 Zoning Bylaw 1997, No. 2950, Section 52(8) [A2 Zone Conditions of Use], is amended by adding:

(j) *Commercial assembly use* for a maximum of 10 events with up to 80 attendees are permitted per year on #2 – 6380 Lakes Road (PID: 027-013-944 & Limited Common Property of Strata Lot 2, Plan VIS6242).

READ a first time on

READ a second time on

Notice that a public hearing is scheduled for this bylaw was posted to the municipality's public notice board and on the municipality's website on _____, 202_, and advertised on the municipality's social media site on _____, 202_, and in the Cowichan Valley Citizen [if applicable, and the Chemainus Valley Courier] on _____, 202_.

CONSIDERED at a Public Hearing on _____.

READ a third time on _____.

COVENANT registered / subject conditions fulfilled on _____.
ADOPTED on _____.

CORPORATE OFFICER

PRESIDING MEMBER

COMMITTEE REPORTS

Report

Date October 21, 2025
 Subject Zoning Amendment ZB000272 – Oak & Vine Estate

File: ZB000272

PURPOSE

To present an application to the Agricultural Advisory Committee for a site-specific zoning amendment to permit wedding and other event venue use at #2 – 6380 Lakes Road ('Oak & Vine Estate').

BACKGROUND

The owners of the subject property have brought an application before North Cowichan seeking site-specific zoning permission to host up to 10 weddings and five other community-based events a year on their property in pursuit of income to supplement their agricultural operations. While the subject property is not located within the Agricultural Land Reserve (ALR), it is zoned for agricultural use and the property does have Farm Classification through the BC Assessment Authority, thus putting this land use application within the purview of the Agricultural Advisory Committee prior to consideration by Council.

The subject property was an operating vineyard prior to its change of ownership in 2015. Following the property purchase, the current owners renovated an existing woodshop into an event space, achieving assembly use occupancy classification under the *BC Building Code* in 2020.



Figure 1 Source: Oak & Vine Estate

The property owners have historically held temporary use permits approved by North Cowichan to host weddings on their property, with the last one expiring in 2021. Significant financial investment has been made into upgrades to the event building, and, as the applicants wish to have long-term surety of their operations, concurrent temporary use permit approvals are no longer an appropriate regulatory tool.

DISCUSSION

Neighbourhood Context

The subject property is located on the north side of Quamichan Lake, surrounded by other large rural parcels and is across the street from ALR lands positioned along the shores of the lake (Attachments 1 and 2). The property itself measures just over 2.5 hectares in size (6.28 acres). It is a building strata, comprised of a single-family dwelling on Strata Lot 1 and the subject property (Strata Lot 2), which contains a single-family dwelling and accessory buildings. Strata Lot 1 does not have farm status, as its Limited Common Property area under Plan VIS6242 is limited to a small perimeter around the existing single-family home. The vast majority of the land on the property is Limited Common Property for the exclusive use of Strata Lot 2 (as illustrated on Attachment 3). The North Cowichan water system and a private on-site septic field service the property.

Official Community Plan Context

The property has a land use designation of 'Rural Residential' under North Cowichan's Official Community Plan (OCP) Bylaw. This designation applies to areas of lowest-density residential development outside of established growth centres and the ALR. The OCP contemplates some opportunities for agricultural use in its Rural Residential policy language: *'small scale farming, craft-based home businesses, or local and individual commercial uses that contribute to neighbourhood liability....Many parcels are amenable to personal and commercial gardening, with roadside produce and craft stalls, small scale livestock and poultry keeping....There may also be potential to accommodate neighbourhood commercial uses, such as convenience stores, cafes, neighbourhood pubs or community halls'*.

With respect to agriculture itself, the OCP articulates the following policies:

<i>Vision, Goals, Principles & Frameworks</i>	
Section 2.3, Goal 5	Enhance food security in North Cowichan by encouraging local food production and protecting agricultural land.
Section 2.3, Goal 6	Support a thriving economy that focuses on sustainable jobs and local businesses including green technologies and innovative agriculture which leads to meaningful work and prosperity for all and responds to regional economic change.

<i>Food Security & Local Agricultural Systems</i>	
Section 7.2.1 Preamble	The Municipality recognizes the great value that its farmers and agricultural lands bring to North Cowichan's economy, community, and environment. The Municipality recognizes its role in reducing barriers to farming through maintaining consistency with provincial ministry guidelines for supporting agriculture....the Municipality must stay flexible in order to support agriculture as a future economic engine for the region, and to ensure the agricultural land base is maintained.
Section 7.2.1 a & b. (Objectives)	(a) Protect the agricultural and farmland base (b) Strengthen the economic vitality of farming by encouraging farming and food processing as a viable business enterprise, employment opportunity and way of life.
Section 7.2.2 o & x. (Strive To)	(o) Support urban farm operations within non-agricultural commercial, industrial and residential zones. (x) Support limited non-agricultural activities that do not have a substantive impact on farm operations and help to supplement and maintain the viability of the farm operations as the continued primary purpose.

Zoning Bylaw Context

The property is in the A2 - Rural Zone under North Cowichan's Zoning Bylaw (Attachment 4) which permits both residential use as well as agriculture, defined as *'the use of land, buildings and structures (a) to raise livestock, (b) to grow, rear, produce, and harvest agricultural products, (c) to process crops grown on the land, (d) to store or repair farm equipment used on the land, (e) to sell agricultural products, (f) for aquaculture, (g) for horticulture, (h) for mariculture, and (i) for silviculture, but does not include the operation of feedlots, fur farms, piggeries, poultry farms, or mushroom farms.'* Many of the other permitted uses in the A2 zone involve uses that invite members of the public onto the property, such as tasting rooms associated with craft distilleries, riding stables and kennels.

ALC Policy Context

The subject property is not located within the ALR; however, the property owner has submitted a letter of rationale (Attachment 5) in support of their application which outlines the agricultural use of the property and their desire to have wedding and other event venue rental be considered a supplementary aspect to their agricultural operations, enabling future upgrades in the form of improved irrigation and expansion of their planted areas. The applicant's position is that the properties directly across the street already have permission for wedding and other event use as a permitted non-farm use in the ALR, and they are seeking only the same number of weddings per year (10), in addition to up to five community-based events offered on a non-profit basis. Agricultural Land Commission (ALC) Policy L-22: Gathering for an Event in the ALR (Attachment 6) provides the following highlighted conditions:

- This non-farm use cannot be prohibited by a local government bylaw;
- The property must have Farm Classification status under the *Assessment Act*;
- A maximum of 10 events of any type can be permitted within a calendar year of maximum 150 people;

- There is no requirement for these events to promote or directly market agricultural products or operations;
- Every effort must be made to avoid negative impacts on the use of agricultural land for these events; and
- Permanent facilities must not be constructed or erected for these kinds of events. If existing farm buildings are to be used for the events, a local government can regulate the standard of construction and public assembly occupancy requirements of the *BC Building Code*.

In adopting Policy L-22 permitting event use in ALR land, the ALC was intending to provide for means of active farming operations to earn additional income intended to sustain the farming operations in the long-term. Farming has become increasingly expensive, and farmers need to be able to draw income from different sources in order to cover rising operating costs. Rental and use of land for short-term events is a permitted non-farm use conveyed by right through the ALC's Land Use Regulations, meaning a local government cannot prohibit this use through their own land use bylaws. All efforts must be made to avoid negative impact on agricultural lands, and this permission does not supersede or lessen the authority of a local government to require a business licence and BC Fire and Building Code compliance.

The subject property would not be subject to the ALC's restrictions around permanent facilities being constructed, such as a non-farm use building or permanent hardscape parking areas, given its location outside of the ALR. These existing facilities could instead assist in keeping event uses contained without encroaching on land suitable for farming.

Agricultural Capability

The capability of lands to support agricultural use is measured based on the province's Land Capability Classification for Agriculture manual, whereby a combined 'class' and 'subclass' provide information about the degree and kind of limitations a property may have. The Improved Soil Class Ratings mapping for the subject property (Attachment 7) reflects a Class 4A rating for the entirety of the subject property; this classification largely corresponds with the province's Agricultural Capability mapping accessed on its Soil Information Finder Tool (SILT).

Agricultural Capability Classification¹	Description
Class 4	Land has limitations which make it suitable for few crops, or the yield for a wide range of crops is low, or the risk of crop failure is high, or soil conditions are such that special development and management practises are required.

Soil Rating Subclass	Description
Soil Moisture Deficiency (A)	Crops are drought prone due to soil and/or climate characteristics.

¹ Agricultural Land Capability Classification System. (1983). BC Ministry of Environment. https://www.alc.gov.bc.ca/assets/alc/assets/about-the-alc/alr-and-maps/agricultural-land/land_capability_classification_for_agriculture_in_bc.pdf

The subject property's existing vineyards were maintained through the conversion of portions of the property to accommodate wedding and other event use. In the past couple of years, field space between the residence on the property and the vineyards has been planted with lavender; the property owner has an exclusive contract with Cowichan Valley Lavender Farm for their product manufacturing. Grapes are grown and sold for wine production. The property owner has advised that in the past year, 430 new lavender plants and 250 new grape vines to replace older ones at the end of their productive life have been planted on the property. The entirety of the operation's irrigation system was converted to drip to significantly improve water efficiency and support long-term crop health. The property owner states their goal is for the lavender fields to expand into currently unused portions of the property, requiring extensive work to prepare the land and extend the existing irrigation system.



Figure 2 Source: Oak & Vine Estate

As mentioned, the existing accessory building that was converted for the indoor event space was never a farm use building; the gravel parking area at the lowest end of the property fronting Lakes Road was levelled and graded but not otherwise altered or expanded; and the lawn space where outdoor ceremonies are intended to be held contains the property's septic field, thus having no below-ground agricultural potential. The more recent development on the subject property – the construction of a new accessory building to serve as storage for recently-purchased farm machinery (tractor, excavator and skid steer) in addition to the property owner's personal vehicles – has been designated a farm use building by BC Assessment. It is not intended to be used as part of event operations. The applicant contends that areas and buildings on the property proposed for the event use were never part of historical agricultural operations. So their use would not result in a loss of farm buildings nor farm land.

SUMMARY

While the Oak & Vine Estate property is outside the ALR, it is zoned for agricultural use and has farm status based upon active vineyard and lavender crop production. The applicants are pursuing permission to host weddings and other events on their property, intended to generate sufficient income to reinvest in sustaining and expanding agricultural operations. The use of buildings and areas on the property for lawn ceremonies and guest parking will not result in the loss of any agricultural land or farm buildings, nor should the agricultural viability of the property be negatively impacted by the introduction of this use. Council will additionally weigh any potential non-agricultural impacts of this use through their consideration of the application, following any recommendation the Agricultural Advisory Committee opts to provide. Staff are presenting this report to the Committee with a recommendation to support Council's consideration of a site-specific zoning amendment, given the aforementioned rationale regarding negligible impact to agricultural land and operations.

OPTIONS

1. **(Recommended Option)** THAT, recognizing Council's authority to consider the application, the Agricultural Advisory Committee supports a proposed site-specific zoning amendment to permit wedding and other event venue use at #2 – 6380 Lakes Road, and offers the following comments:
 - *[insert comments provided by Committee]*.
2. THAT, recognizing Council's authority to consider the application, the Agricultural Advisory Committee does not recommend a site-specific zoning amendment to permit wedding and other event venue rental use at #2 – 6380 Lakes Road, and offers the following comments:
 - *[insert comments provided by Committee]*.
3. THAT the Agricultural Advisory Committee declines to provide either recommendation or comment on the proposed site-specific zoning amendment for #2 – 6380 Lakes Road.

IMPLICATIONS

A zoning amendment application is at the sole discretion of Council to consider. Should the Agricultural Advisory Committee choose to forward a recommendation and/or comment to Council on this application, it will be incorporated into a separate planning staff report and considered at a future regular meeting of Council. Should the Committee decline to provide a recommendation or comment, a decision on whether to advance the application would still rest with Council. Should Council choose to proceed with readings of a draft zoning amendment bylaw in furtherance of the applicant's request, said bylaw would require the holding of a statutory public hearing where Council would hear from other members of the public and consider their feedback, in addition to that provided by the Agricultural Advisory Committee.

RECOMMENDATION

THAT, recognizing Council's authority to consider the application, the Agricultural Advisory Committee supports a proposed site-specific zoning amendment to permit wedding and other event venue use at #2 – 6380 Lakes Road, and offers the following comments: *[insert comments provided by Committee]*.

Report prepared by:



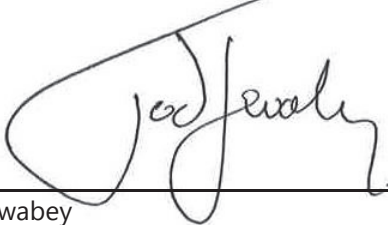
Rachel Pukesh, CPT
Development Planning Coordinator

Report reviewed by:



Amanda Young, RPP, MCIP
Director, Planning and Building

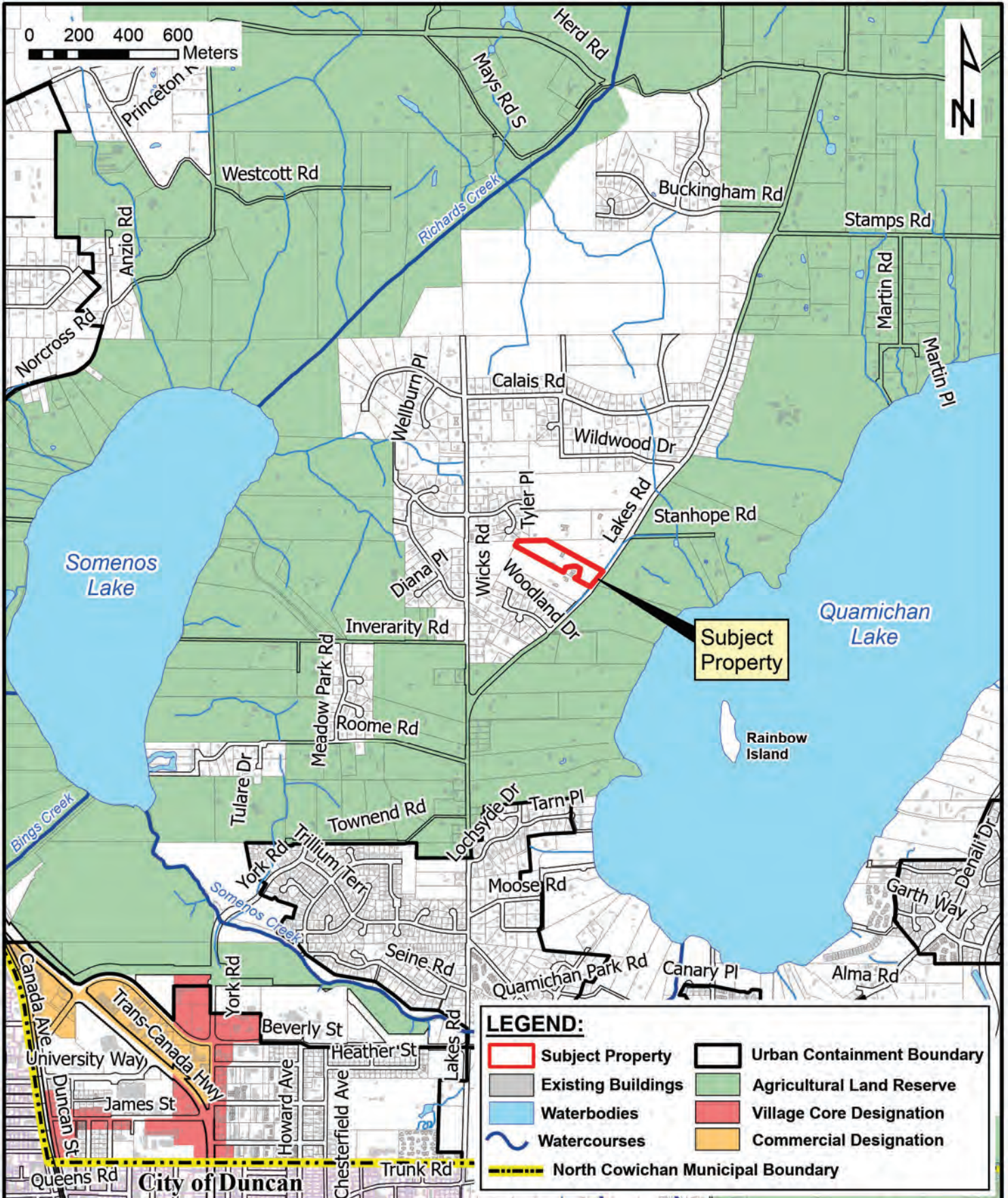
Approved to be forwarded to Council:



Ted Swabey
Chief Administrative Officer

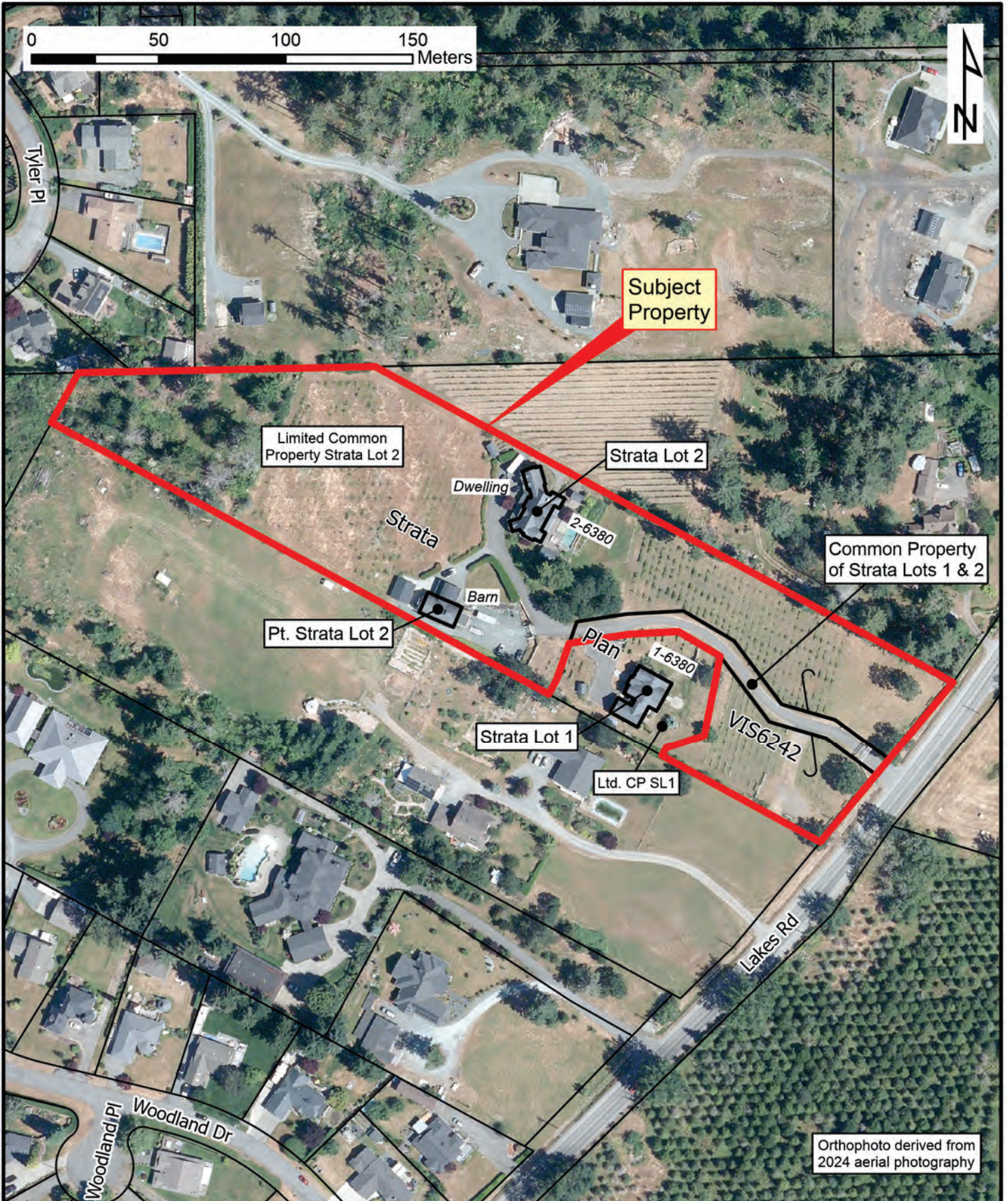
Attachments:

- (1) Location Map
- (2) Orthographic Map
- (3) Strata Plan VIS6242
- (4) Rural (A2) Zone Excerpt
- (5) Letter of Rationale from Applicant
- (6) ALC Policy L-22: Gathering for an Event in the ALR
- (7) Improved Soil Class Ratings Map



LOCATION MAP
 2-6380 Lakes Road
 Strata Lot 2 Plan VIS2642

DATE:	August 6, 2025
TYPE:	Zoning Amendment
FILE#:	ZB000272



ORTHOPHOTO MAP
 2-6380 Lakes Road
 Strata Lot 2 Plan VIS2642

DATE:	August 6, 2025
TYPE:	Zoning Amendment
FILE#:	ZB000272

Rural Zone (A2)

[BL3083, BL3287, BL3302, BL3323, BL3457, BL3520, BL3521, BL3554, BL3662, BL3697, BL3754, BL3757, BL3758, BL3767, BL3819, BL3822, BL3827, BL3871, BL3876, BL3883, BL3913, BL3927, BL4016]

Permitted Uses

- 52 (1) The permitted uses for the A2 zone are as follows:
- Agriculture
 - Agricultural Storage
 - Animal Shelter (subject to the Conditions of Use set out in Section 52(8)(h) and (i)) [BL3927]
 - Assisted Living
 - Bed and Breakfast
 - Community Care Facility
 - Craft Distillery
 - Forestry Use
 - Greenhouse
 - Home-based Business
 - Kennel
 - Manufactured Home
 - Riding Stable
 - Single-Family Dwelling
 - Supportive Housing
 - [Repealed. BL4016] Two-Family Dwelling [BL3302, BL3457, BL3520]

Minimum Lot Size

- (2) The minimum permitted lot size for the A2 zone is 2 hectares (4.94 acres).

Minimum Frontage

- (3) The minimum permitted frontage for the A2 zone is 75.0 m (246.06').

Density

- (4) The maximum permitted density for the A2 zone is as follows:
- (a) The number of dwelling units per lot shall not exceed two.
 - (b) The number of residential buildings per lot shall not exceed one.
 - (i) Despite the foregoing, where land is two hectares (4.94 acres) or larger in area, a total combined maximum of two dwelling units within a maximum of two residential buildings is permitted, where the smaller residential building shall be accessory to the principal dwelling and contain a dwelling unit not exceeding 90m² of gross floor area.
 - (ii) Despite the gross floor area maximum of 90m² in part (i) above, in the case of replacing a previously-existing dwelling legally authorized by the Municipality prior to September 21, 2022 the smaller residential dwelling may not exceed either 90m² or the gross floor area of the previously-existing dwelling, whichever is the greater.
 - (c) No accessory dwelling (other than a suite integral to a principal dwelling) nor a two-family dwelling shall be located on a parcel unless the owner of such parcel has, prior to the issuance of a building permit by the Municipality, registered a covenant under Section 219 of the *Land Title Act*: prohibiting registration of a strata plan under the *Strata Property Act*.
 - (d) Despite section 52(4)(b) above, a covenant is not required where the accessory dwelling or two-family dwelling were legally authorized by the Municipality prior to September 21, 2022, or where a building strata already exists.
 - (e) Despite section 52(4)(b) above, a covenant is not required where the accessory dwelling or two-family dwelling were legally authorized by the Municipality prior to September 21,

- 2022.
- (f) Despite section 52(4)(a) above, a maximum of two residential buildings with a total combined maximum of three dwelling units is permitted on 941 Arbutus Avenue (PID 000-232-556).
 - (g) Despite section 52(4)(a) above, a maximum of two residential buildings with a total combined maximum density of two dwelling units is permitted on the following properties:
 - (i) 3252 Gibbins Road (PID 006-360-378);
 - (ii) 3286 Gibbins Road (PID 004-555-562);
 - (iii) 3276 Gibbins Road (PID 002-343-789);
 - (iv) 3240 Gibbins Road (PID 002-742-501);
 - (v) Lot 1..., Plan 21749, Banks Road (PID 002-705-087);
 - (vi) B-3228 Gibbins Road (PID 001-252-267);
 - (vii) Lot 4..., Plan 8636, Cliffs Road (PID 005-586-429);
 - (viii) 3088 Cliffs Road (PID 005-586-445);
 - (ix) Lot 5..., Plan 8636, Cliffs Road (PID 005-586-437);
 - (x) Part of Lot 11..., Plan 2785, Banks Road (PID 006-360-742);
 - (xi) Part of Lot 1..., Plan 9537 (PID 005-338-859);
 - (xii) A-3228 Gibbins Road (PID 000-041-874);
 - (xiii) repealed;
 - (xiv) 3246 Gibbins Road (PID 028-738-080);
 - (xv) Lot A..., Plan 10506 (PID 005-267-412);
 - (xvi) 3186 Gibbins Road (PID 005-409-292).
 - (xvii) 2772 Herd Road (PID: 002-831-732)
 - (xviii) 1379 Maple Bay Road (PID 004 893 409)
 - (xix) 7167 Bell McKinnon Road (PID 005-465-621)
 - (xx) 3833 Gibbins Road (PID: 006-570-208)
 - (xxi) 2524 Ashcroft Road (PID: 000-677-311)

[BL3287, BL3754, BL3697, BL3757, BL3819, BL3822, BL3871, BL3876, BL3883, BL3913.]
 - (h) Despite section 52(4)(a) above, a maximum of two residential buildings with a total combined maximum of two dwelling units, the smaller of which must not exceed 170m², is permitted on the following properties:
 - (i) 7475 Bell McKinnon Road (PID 009-785-965)
 - (i) *[reserved for BL4018]*
 - (j) *[reserved for BL4026]*

Maximum Lot Coverage

- (5) The maximum permitted lot coverage for the A2 zone is 10% of the lot area.

Minimum Setbacks

- (6) The minimum permitted setbacks for the A2 zone are as follows:
 - (a) Single-Family Dwellings and Two-Family Dwellings
 - Yard, Front, 6.0 m (19.68')
 - Yard, Side, 3.0 m (9.84')
 - Yard, Rear, 8.0 m (26.25')
 - (b) Mobile Homes
 - Yard, Front, 30.0 m (98.42')
 - Yard, Side, 12.0 m (39.37')
 - Yard, Rear, 12.0 m (39.37')
 - (c) All Other Principal Buildings
 - Yard, Front, 25 m (82.02')
 - Yard, Side, 15 m (49.21')

- Yard, Rear, 15 m (49.21)'".
- Yard, Abutting Residentially Zoned Property, 30 m (98.42') [BL3767]
- (d) Accessory Buildings and Structures (Excluding Fences)
 - Yard, Front, 8.0 m (26.25')
 - Yard, Side, 3.0 m (9.84')
 - Yard, Rear, 8.0 m (26.25')
- (e) [Repealed. BL4016]
- (f) Kennel
 - Yard, Front, 30 m (98.43')
 - Yard, Side, 30 m (98.43')
 - Yard, Rear, 30 m (98.43') [BL3758]
- (k) Animal Shelter
 - Yard, Front, 20.0 m (65.62')
 - Yard, Side, 20.0 m (65.62')
 - Yard, Rear, 20.0 m (65.62') [BL3927]

Maximum Building Height

- (7) (a) The maximum permitted building height for buildings, containing one or more dwelling units, within the A2 zone is 9.0 m (29.53').
- (b) Despite the foregoing, the height of other farm buildings is subject to the provisions of the ACNBC Farm Building Code 1995.

Conditions of Use

- (8) The conditions of use for the A2 zone are as follows:
 - (a) Bed and breakfast uses may have no more than six sleeping units and may be conducted in a maximum of one accessory building (with no kitchen) and/or one dwelling unit.
 - (b) Limited farm sale of agricultural products may be sold directly to the public provided that:
 - (i) a minimum of 50% of the agricultural products offered for sale are produced on the land;
 - (ii) the covered retail sales area does not exceed 100 m² (1076.4 sq. ft.); and
 - (iii) the retail sales are clearly ancillary to the farm use.
 - (c) Assisted Living, Supportive Housing, and Community Care Facilities may be permitted provided that
 - (i) the number of residents does not exceed ten, including resident staff,
 - (ii) the use is within a single-family dwelling unit only, which for clarity does not include a two-family dwelling,
 - (iii) approval from the Agricultural Land Commission is obtained, where the property is within the Agricultural Land Reserve,
 - (iv) valid health permits for septic systems or on-site wastewater treatment systems are obtained, and
 - (v) each single-family dwelling unit may contain this use where the property is two hectares (4.94 acres) or greater and has two single-family dwelling units.
 - (d) despite section 52 (1), "campground (seasonal)" is a permitted use on 3042 River Road, and "campground (short-term)" is a permitted use on 8701 Chemainus Road, 8682 and 9090 Trans-Canada Highway, and 3800 Gibbins Road for a maximum of 25 campsites during a gathering for an event. [BL3662]
 - (e) [Repealed; BL3697].
 - (f) a maximum of 14 gatherings for an event with up to 150 attendees, and 20 events with up to 20 attendees, are permitted per year on 3800 Gibbins Road. [BL3083, BL3302, BL3323, BL3521, BL3554, BL3662]
 - (g) A kennel must not be located on a lot less than 8000 m² (1.98 acres) in area. [BL3758]

- (h) An "Animal Shelter" is a site-specific permitted use on 7550 Bell McKinnon Road exclusively. [BL3927]
- (i) Despite section 52(6)(g), the minimum permitted setback for outdoor animal enclosures (e.g., runs, pens, cages) is 30.0 m (98.43') from residentially zoned properties. [BL3927]



****Business Proposal for Zoning Amendment ZB000272****

Dear Mayor and Council,

We are seeking approval for a Zoning Amendment to host events on our vineyard property at 2-6380 Lakes Rd in North Cowichan zoned A2.

We are requesting approval for:

- **10 events per year**, each with a maximum of 80 guests.
 - Event end time of 11:00 PM (all guests vacated by 11:30pm).
 - Soundproof venue with doors shut after 9:00 PM to limit sound travel.

We also propose to host **five community-based events** per year at **no cost** to local non-profits and committees. These events would allow organizations to hold **Annual General Meetings, fundraisers, and small gatherings**, fostering a sense of community and support for local initiatives. By providing a dedicated space for these gatherings, we aim to contribute to the social and economic well-being of North Cowichan. These events will offer non-profits access to a high-quality venue without financial burden, enabling them to focus their resources on their missions and outreach efforts. Additionally, these gatherings will bring together residents and businesses, further strengthening local connections and community engagement.

Business Rationale

With **20 years of experience in the wedding industry** and having worked at over **500 weddings**, we have a deep understanding of what makes a successful and seamless event. This expertise has allowed us to carefully design a spot unlike any other wedding venue in British Columbia. Our beautiful all white barn combined with our lush green vineyard, expansive views of Mt Prevost, Quamichan Lake, and Mt Tzouhalem make this venue the perfect place for any couple to celebrate their union. Additionally, our **20 years of business ownership experience** ensure that we operate with professionalism, efficiency, and a clear vision for long-term success.

The Cowichan Valley currently has limited options for couples to get married, and demand for wedding venues far exceeds supply. As a result, many couples are booking venues in Victoria and northern Vancouver Island due to the lack of availability in the region.

In North Cowichan's **Official Community Plan (OCP), Section 8.4.2** states that the municipality will carefully assess proposals for assembly uses in rural areas (such as wedding venues and fêtes) on a case-by-case basis to ensure acceptable levels of noise, disturbance, and traffic are maintained. We strongly believe that Oak & Vine Estate fits this description perfectly.



The ability to host 10 weddings annually is essential to covering operational costs and maintaining our vineyard. Our vineyard is aging, and considerable investment is needed to continue sustainable farming practices. Hosting weddings allows us to generate the necessary funds to revitalize and maintain the vineyard, ensuring its long-term viability. Additionally, we need to upgrade our irrigation system to include **drip irrigation**, which will make our water usage more sustainable and efficient. Revenues from the wedding venue will be reinvested into expanding our agricultural practices, including the current introduction of a **lavender crop**.

In 2016, The BC Government recognized that farming is becoming increasingly more expensive, and that farmers needed to subsidize their agricultural operations with non farm uses such as hosting events and allowing agritourism activities. As a result, properties within the ALR are now permitted to host 10 events per year. As a property with **farm status**, we are requesting the same opportunity to sustain our farm. Our direct neighbor across the street, who is within the ALR, has the right to hold events without additional permitting if they choose to do so, highlighting the inconsistency in restrictions applied to our property. Our property, while still maintaining **farm status**, is not within the ALR and thus requires additional permitting. If our property was located just **30 feet away**, we would be able to host these events without the need for special approval. Furthermore, **Duncan Community Lodge**, located just **2 km away**, is permitted to host **unlimited events** with up to **125 guests** per event.

The property was previously a fully operating winery that hosted events and is currently zoned to allow for a **craft distillery**, which could also host events and weddings if we chose to go that route. However, we have no plans to open a winery or distillery at this time, as limited weddings are significantly less disruptive compared to daily tours, tastings, and increased summer traffic that a distillery would bring. Additionally, our property is **zoned for a bed and breakfast** and has **home-based business zoning** that permits us to host **workshops and commercial photo shoots**. We have actively utilized both of these allowances and have conducted commercial activity on-site without receiving a single complaint. These uses demonstrate our ability to manage business operations responsibly and respectfully.

Compliance & Best Practices

- All couples who book Oak & Vine Estate are required to sign a **legally binding contract** that outlines strict regulations regarding **event times, safety, traffic control, noise, and fire prevention**. Additionally, couples are required to hire a **wedding planner from our approved vendor list** to ensure that all weddings run smoothly and adhere to our established guidelines. Couples are also required to obtain a **special event liquor license**, and alcohol must be served by a **Serving It Right** certified individual. A **breathalyzer** will be on hand to ensure responsible consumption and guest safety.
- Our venue was constructed with an **architect** to ensure full compliance with building, **fire, assembly, and handicap accessibility codes**.
- We have been granted an **Assembly Use Occupancy** designation from the Municipality of North Cowichan that permits our building to safely host 120 guests.
- Extensive **soundproofing measures** have been implemented to prevent noise disturbances. Real-time noise monitoring will be enforced, using **smart noise decibel readers** positioned inside the venue and along the property perimeter. If sound levels exceed permitted limits, automated alerts will notify our event staff to adjust accordingly. Indoor music is not to exceed 90db and DJ's are not permitted to use Subwoofers.



Economic Impact

The economic impact of weddings on a community can be substantial, with significant financial benefits extending to various local businesses and services. In Canada, weddings contribute an estimated **\$4 billion** annually to the national economy.

The average Canadian wedding costs approximately \$29,450, with a majority of this spending occurring in the local area. For example:

1. **Accommodations and Tourism** – Weddings attract out-of-town guests, leading to increased spending on accommodations, dining, attractions, and transportation. Local hotels and restaurants directly benefit from this influx of visitors.
2. **Supporting Businesses** – Other businesses like caterers, florists, photographers, videographers, DJs, salons, event planners, décor companies, and transportation providers are integral to wedding operations, with each industry receiving a portion of the spending. Oak & Vine Estate prioritizes local vendors, ensuring that revenue generated from events remains in the community, supporting businesses.

A single wedding with 100 guests can generate **\$30,000–\$40,000** in spending, much of which supports the local economy. Additionally, some estimates suggest that for every \$1 spent on wedding tourism, the economic benefit can multiply through indirect spending, such as guest purchases at local attractions, shops, and eateries.

Enhancing Tourism in the Region

A wedding venue at Oak & Vine Estate has the potential to significantly enhance local tourism, transforming the area into a sought-after destination for couples and their guests.

1. **Drawing Visitors** – Weddings bring in out-of-town guests, benefiting local hotels, restaurants, and businesses.
2. **Boosting Regional Reputation** – Vineyard weddings align with Canada's growing trend of scenic rural wedding destinations.
3. **Encouraging Longer Stays & Repeat Visits** – Guests may extend their trip to explore local attractions, contributing further to the economy.
4. **Stabilizing Seasonal Tourism** – Weddings help maintain visitor flow during off-peak tourism months.
5. **Destination Marketing** – Wedding photography and social media exposure naturally promote the venue and its surrounding area.

Commitment to Sustainability

At Oak & Vine Estate, we are deeply committed to sustainability and reducing the environmental impact of our operations. Our eco-friendly initiatives include:

1. Energy Efficiency Measures

- **Heat Pumps** – Energy-efficient heating and cooling systems to lower consumption.
- **LED Lightbulbs** – Reducing energy use by up to 75%.
- **Solar-Powered Outdoor Lighting** – Eco-conscious evening events.

2. Water Conservation Efforts

- **Low-Flush Toilets and Urinals** – Cutting water consumption by up to 50%.
- **Pond Water Resource** – Our on-site pond acts as a natural resource for drawing water to irrigate garden beds, reducing dependence on municipal water supply and promoting sustainable water use.
- **Smart Irrigation System** – Our property is equipped with a smart irrigation system that monitors rainfall levels and only operates when necessary, ensuring efficient and sustainable water usage.



3. Green Transportation

- **Electric Car Chargers** – Two electric car chargers will be installed in the future to support sustainable travel.
- **Carpooling & Shuttle Services** – We have two EV vehicles to provide as a shuttle service for guests to get home safely, reducing traffic and emissions. During an event, we have an electric golf cart to shuttle guests from the parking lot to the main event area.

4. Conserving Green Spaces

- Utilizing our existing vineyard avoids disrupting natural habitats while maintaining sustainable land use.

5. Grapevines as Carbon Sinks

- Our 4-acre vineyard absorbs 3 to 4 tons of CO₂ annually, equivalent to emissions from 250 family cars, making it an environmentally responsible venue.

6. Recycling, Garbage, and Composting

- Composting and recycling stations are on-site to minimize waste from events and reduce our environmental footprint.
- Disposable plastics are discouraged. We provide glassware for every wedding and do not allow plastic utensils or cups.

We also have future plans to use revenue generated from weddings to install solar panels, further reducing our energy consumption and enhancing the sustainability of our venue.

Mitigating Neighbours' Concerns

To address and mitigate potential concerns from our neighbors regarding hosting weddings on our vineyard, we have taken a proactive and considerate approach. Recognizing that noise and privacy are often key concerns, we have invested in a **soundproofed building** where all weddings and related celebrations will take place. This structure is designed to significantly reduce sound travel, ensuring that our events have minimal impact on the surrounding area.

In addition to controlling noise, we have invested in **588 feet of solid wood fencing** around the venue and property to

enhance privacy for our neighbors as well as **300 feet of 8-foot cedar hedging**. This measure not only creates a visual barrier but also serves as an extra layer of sound reduction, contributing to a peaceful environment for everyone. Our parking lot has a capacity for **65 cars**, ensuring that there will be no overflow parking



onto the street or surrounding areas. Parking attendants will be on hand to ensure all vehicles are parked in our designated parking areas. Additionally, there are clearly marked smoking areas on pavement to ensure safety, and our entire property is equipped with **overhead irrigation sprinklers** as a precautionary measure in the event of a fire.

Majority of the previous weddings on the property were held during the pandemic and faced unique challenges due to provincial regulations that required all events to be held outdoors to reduce the spread of Covid. As a result, proper sound mitigation was not possible since music and reception activities could not take place within the soundproofed building. The events during this time were not reflective of how weddings will be conducted under normal operating conditions, where all receptions will take place within our specially designed, soundproof venue.

We are committed to open communication and have actively sought feedback from our community. Through **open houses**, discussions with direct neighbours, and posts on our neighborhood Facebook page, we've engaged with our neighbors to discuss our plans, hear their concerns, and incorporate their input into our operations. This ongoing dialogue reflects our dedication to being good neighbors and fostering a sense of collaboration.


Finally, we deeply care about the impact our business may have on our neighbors' lives and are committed to addressing any concerns promptly and constructively. By maintaining an open-door policy and working together with our community, we aim to ensure that our business contributes positively to the area while respecting the needs and comfort of those around us.

Conclusion

Our proposal seeks to balance business sustainability, responsible event management, and community engagement. We have taken every step necessary to ensure that our venue meets all municipal requirements while adding value to North Cowichan through responsible tourism and agricultural development, aligning with the OCP. We respectfully request approval of our Zoning Amendment to allow our vineyard event venue to operate as envisioned.

We appreciate your time and consideration and look forward to the opportunity to discuss this proposal further.

Randy Westlake & Masika Allan
2-6380 Lakes Rd, North Cowichan BC
Oak & Vine Estate

 <p>Agricultural Land Commission Act</p>	<p>ACTIVITIES DESIGNATED AS A PERMITTED NON-FARM USE:</p> <p>GATHERING FOR AN EVENT IN THE AGRICULTURAL LAND RESERVE</p>	<p>Policy L-22</p> <p>Amended October 2021 Amended April 2019 October 2016</p>
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This policy is intended to assist in the interpretation of the [Agricultural Land Commission Act, 2002](#), (the “ALCA”) and, BC Regulation 30/2019 [Agricultural Land Reserve Use Regulation](#), (the “Use Regulation”). In case of ambiguity or inconsistency, the ALCA and Use Regulation will govern.

INTERPRETATION:

Gathering for an event is a permitted non-farm use in the Agricultural Land Reserve (ALR) and must not be prohibited by a local government bylaw as long as the event meets the conditions set out in the Use Regulation.

No more than 150 people may be in attendance and the event must be less than 24 hours in duration.

A maximum of 10 events of any type are permitted within a calendar year on a farm. For example, 5 weddings, 2 music concerts and 3 art shows. Where more than one farm business is being operated from a farm, the maximum 10 events applies. It is recommended that a record of events be maintained by the farmer including the type of event, date and number of attendees.

There is no requirement for these events to directly market or promote agricultural products grown on the farm and therefore are not considered agri-tourism events.

People hosting events must make every effort to avoid negative impacts to the use of agricultural land including but not limited to, damage to agricultural land and structures, noise that disturbs animals and livestock, trespass, vandalism, theft and blocking access to adjacent farm businesses.

Events may include weddings, private parties, corporate retreats, music concerts and concert series, music festivals, film and theatrical presentations, art shows, dance recitals, charitable and political fundraising events, dances, and sports events, so long as otherwise compliant with the Use Regulation. Any event that is not an agri-tourism event falls into this category.

The Use Regulation allows gathering for events in the ALR provided the land is assessed as “farm” under the [Assessment Act](#). If the assessment changes, the use is no longer permitted. The farm may be comprised of one or several parcels of land owned or operated by a farmer as a farm business. The farm parcels should be contiguous or in the same general geographic area.

Permanent facilities must not be constructed or erected for any event activity. Permanent facilities include, but are not limited to: buildings or permanent structures, hard surface parking areas, concrete pads, structural foundations, retaining walls, permanent tents (erected for more than 90 days) and permanent alteration to the landscape (fill, gravel, berms, hills, dugouts, amphitheatres). The conversion of existing buildings and the construction associated with bringing them up to public assembly building code is also deemed as the construction or erection of a permanent facility. If permanent facilities are required, an application and approval of the Agricultural Land Commission (the "Commission") is necessary.

For the purposes of this policy, parking areas must not be permanent (asphalt, concrete, gravel, etc) and parking must not interfere with the farm's agricultural productivity. All vehicles visiting the farm for the event must be parked on site (except for filming event days, where parking may also be supported on nearby private property and/or in accordance with local government regulations). To minimize impacting farm land, parking should be along field edges, adjacent to internal farm driveways and roads, and in farm yard areas or immediately adjacent to farm buildings and structures.

Personal family celebrations hosted by the farm owner where no fee is charged continue to be allowed.

This policy does not apply to agri-tourism activities. See Related Policies.

As per subsection 13(1)(e) of the Use Regulation, these conditions do not apply to alcohol production facilities (e.g. wineries, cideries, meaderies, breweries and distilleries) if the event(s) is held only in the ancillary food and beverage service lounge that has been developed in compliance with section 13(1)(b) of the Use Regulation or within the special event area under a special event area endorsement described in section 13(1)(c)(ii) of the Use Regulation. Section 17 of the Use Regulation and associated restrictions apply if the event(s) are held outside the lounge area or special event area. This means alcohol production facilities may host an unlimited number of events in their lounge area and special event area and an additional 10 events as per section 17 of the Use Regulation held outside the lounge area or special event area.

Local governments have the authority to regulate events with regard to structures and building occupancy (including determining if an existing farm building is appropriate for a gathering or requires upgrades for public assembly), parking, lighting, hours of operation, health and safety, noise, access for police, fire and emergency vehicles, etc. Local governments have the authority to require permits for events.

Events in excess of what is permitted under section 17 of the Use Regulation require an application pursuant to section 20(2) of the ALCA and approval of the Commission.

TERMS:

family event means an event attended by
(a) family members, and

(b) close personal friends or close business associates of family members

family member with respect to a person means

- (a) parents, grandparents and great grandparents,
- (b) spouse, parents of spouse and stepparents of spouse,
- (c) brothers and sisters,
- (d) children or stepchildren, grandchildren and great grandchildren, and
- (e) aunts, uncles, cousins, nephews and nieces

fee or other charge includes a gift in lieu of a fee or charge given in connection with the event

wedding means the ceremony of marriage or a marriage-like ceremony and/or the reception celebration

music festival means concert or concert series no more than 24 hours in duration

Unless defined in this policy, terms used herein will have the meanings given to them in the ALCA or the Use Regulation.

RELATED POLICY:

ALC Policy L-04 *Activities Designated as a Farm Use: Agri-Tourism Activities in the ALR*

REFERENCE:

Agricultural Land Reserve Use Regulation (BC Reg. 30/2019), Sections 1, 13, 14 and 17.

Definitions

Section 1 in this regulation:

“gathering for an event” means a gathering of people on agricultural land for the purpose of attending

(a) a wedding, other than a wedding to which paragraph (c) (ii) applies,

(b) a music festival, or

(c) an event, other than

(i) an event held for the purpose of agri-tourism activity, or

(ii) the celebration, by residents of the agricultural land and those persons whom they invite, of a family event for which no fee or other charge is payable in connection with the event by invitees;

Alcohol Production

Section 13(1) In this section:

(e) gathering for an event, if the event is held only in the lounge referred to in paragraph (b) or the special event area under a special event area endorsement referred to in paragraph (c), and, for this purpose, section 17 [gathering for an event] does not apply;

Non-farm uses that may not be prohibited

Section 14 The non-farm uses referred under this Division may not be prohibited

- (a) by a local government enactment, or*
- (b) by a first nation government law, if the activity is conducted on settlement lands.*

Gathering for an event

Section 17 The use of agricultural land for the purpose of gathering for an event is permitted and may not be prohibited as described in section 14 if all of the following conditions are met:

- (a) the event is conducted on agricultural land that is classified as a farm under the [Assessment Act](#);*
- (b) no permanent facilities are constructed or erected in connection with the event;*
- (c) parking for those attending the event
 - i. is available on that agricultural land,*
 - ii. occurs only in connection with that event, and*
 - iii. does not interfere with the productivity of that agricultural land;**
- (d) no more than 150 people, excluding residents of the agricultural land and employees of the farm operation conducted on that agricultural land, are gathered on that agricultural land at one time for the purpose of attending the event;*
- (e) the event is of no more than 24 hours in duration;*
- (f) no more than 10 gatherings for an event of any type occur on that agricultural land within a single calendar year.*

Agricultural Land Commission Act, S.B.C. 2002, c. 36, Section 1.

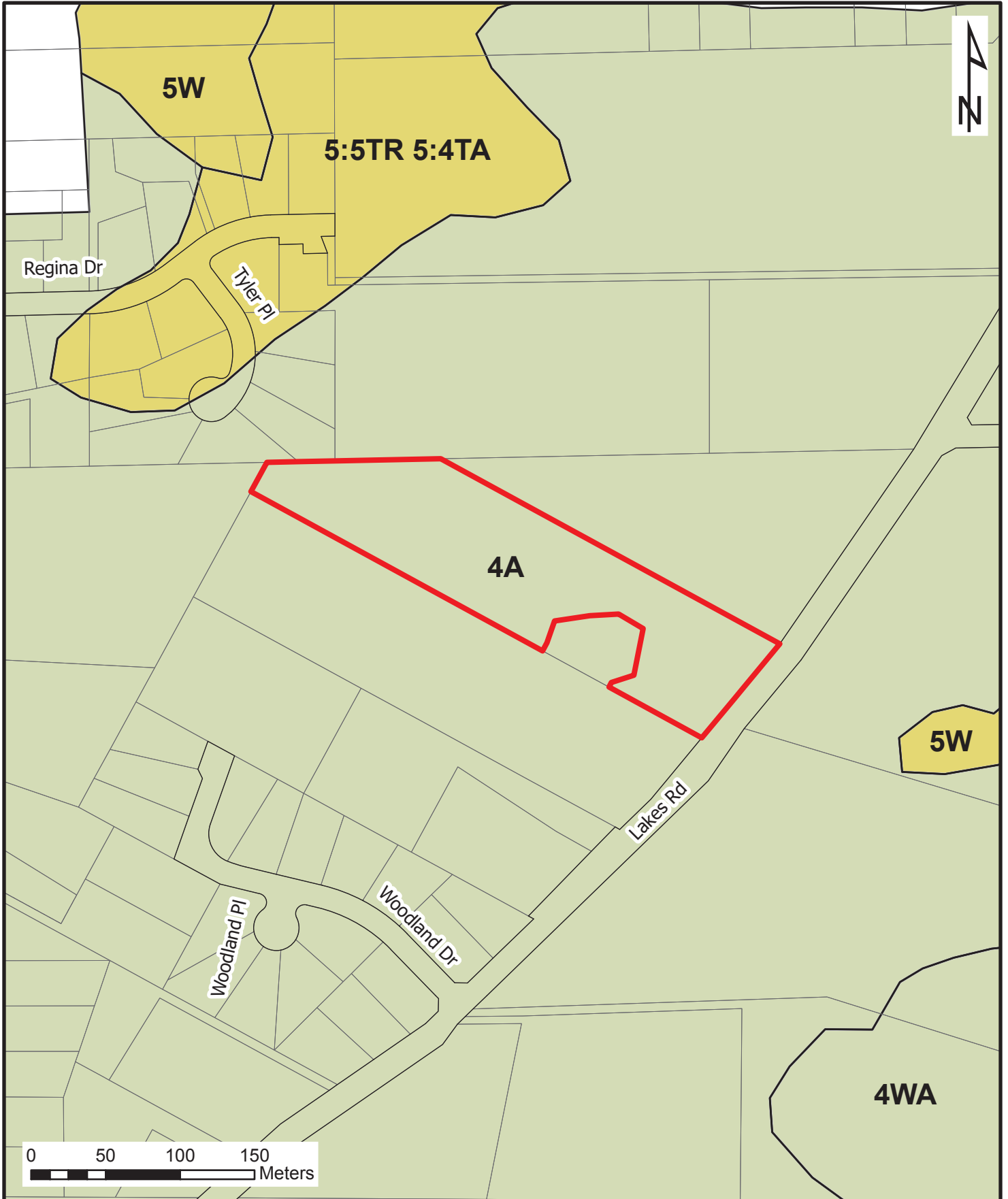
Definitions

Section 1(1)

“agricultural land” means land that

- (a) is included in the agricultural land reserve under section 15 (1.1), 17(3.1) or 45(1) of this Act, or*
- (b) was included under a former Act as agricultural land or land in an agricultural land reserve,*

Unless the land has been excluded from the agricultural land reserve under this Act or from an agricultural land reserve under a former Act;



IMPROVED SOIL CLASS RATINGS
2-6380 Lakes Road
Strata Lot 2 Plan VIS2642

DATE:	August 6, 2025
TYPE:	Zoning Amendment
FILE#:	ZB000272

REPORTS TO COUNCIL

Report

Date December 17, 2025
Subject Zoning Amendment Bylaw No. 4030, 2025 for introduction

File: ZB000272

PURPOSE

To introduce Zoning Amendment Bylaw No. 4030, 2025, which proposes to amend Zoning Bylaw No. 2950, 1997, to permit commercial assembly use for a maximum of 10 events per year of no more than 80 attendees at #2 – 6380 Lakes Road.

BACKGROUND

The owners of #2 – 6380 Lakes Road have submitted a zoning amendment application, seeking site-specific permission to host up to 10 weddings and other events per year on their property. The property was previously the subject of a Temporary Use Permit (TUP) approval in 2018, which permitted a maximum of 14 weddings to be held on the property within an 18-month period (expiring October 31, 2020). An extension to the expiry date was sought in 2020, with the applicant citing the onset of the COVID-19 pandemic as inhibiting their ability to host all 14 events. A new TUP was subsequently approved by Council, providing permission for an additional four weddings to be hosted up to October 31, 2021, with the added condition that an accessory building on the property used as a reception space be upgraded to achieve assembly use occupancy under the *BC Building Code*; this was achieved in early 2021.

Wedding event use on the property was discontinued after TUP expiry until the property owners engaged North Cowichan earlier this year with a desire to re-initiate the use and include permission for other non-wedding events. As the applicants have undertaken a significant financial commitment to upgrade an accessory building to appropriate assembly occupancy, they are now seeking permission, on a more permanent basis, through a site-specific zoning amendment, to re-establish and ensure the longer-term continuity of this use. Elaboration on previous TUP approvals and why a new TUP application is no longer an appropriate regulatory tool will be provided further in this report.

DISCUSSION

Subject Property

The subject property is located outside of the urban containment boundary and outside of the Agricultural Land Reserve (ALR). It is located on the north side of Quamichan Lake abutting other larger rural parcels, and is across the street from ALR lands along the shores of the lake (Attachments 1 & 2). The property itself measures just over 2.5 hectares (6.28 acres) and is a building strata comprised of two strata lots. Strata Lot 1 contains a single-family dwelling, and the subject property, Strata Lot 2, contains a single-family dwelling and accessory buildings. The two strata lots share Common Property in the form of a shared driveway off Lakes Road, but the vast majority of land within the strata plan is Limited Common Property for the exclusive use of Strata Lot 2 (Attachment 3). The owners of Strata Lot 1 have provided their consent and support for this application as the proposed use implicates property owned

in common. Both strata lots are serviced by the municipal water system and by private on-site septic systems.

The applicants have requested site-specific permission to hold a maximum of 10 weddings and other commercial events per year on their property, with the proposed use supplemented by amenities comprised of a fenced and gravelled parking area adjacent to Lakes Road, an outdoor ceremony space on an open lawn area adjacent to the main home, and a large accessory building serving as an indoor reception space. On the north side of the property are lavender fields and vineyards, which support the property's Farm Classification under the *BC Assessment Act*. A second accessory building is currently under construction, intended to shelter larger farm equipment such as a tractor and excavator, as well as to provide secure indoor parking for the property owner's personal vehicles; this building is not currently being constructed to assembly use occupancy, and thus its interior would not be permitted to be used as part of events.

Proposal

The applicants have submitted a letter of rationale (Attachment 4) that outlines their intentions regarding the number and size of weddings and other events. Despite the accessory building having a greater occupancy under the BC Building Code, the applicants wish to limit their events to no more than 80 attendees. The maximum number of events requested is 10; 'weddings' themselves encompass access to the property and facilities for the gathering on the Saturday, with smaller, more prescriptive optional access available on the Friday before and Sunday morning after, whereas other commercial events like corporate Christmas parties would be limited to a single-day event. This event structure, along with potential impacts and proposed mitigative measures, are explored further in the Analysis & Impact section of this report.

Neighbourhood Context

The subject property's location is unique, being between Quamichan and Somenos Lakes and at the south end of a cluster of rural residential development surrounded by the ALR. Directly abutting the subject property are similarly sized rural acreages, but to the north, south, and west are pockets of denser residential neighbourhoods comprising single-family properties averaging a half-acre in size. This neighbourhood context is illustrated in Attachment 5. The property fronts Lakes Road, classified as an arterial road due to its connection to Herd Road at the north, and to Beverly Street and Trunk Road at the south, all of which intersect with the Trans-Canada Highway (Attachment 6). The entirety of this area, being outside of the urban containment boundary, would be defined as rural in nature.

Official Community Plan Policy Context

Language regarding temporary use permits is embedded in Section 11.2 of [Municipality of North Cowichan Official Community Plan \(OCP\) Bylaw No. 3900, 2022](#). The framework for considering a TUP application is that the use will not result in permanent facilities and/or land alterations that will encourage noncompliance with the Zoning Bylaw once the temporary use permit has expired. TUPs should be considered only if the use in question is truly temporary, occasional, or seasonal. While the holding of no more than 10 events per year could be considered occasional or even seasonal in nature, the permanent detached accessory building that has been upgraded to assembly use occupancy and contains reception space, kitchen prep space and washroom facilities is not a temporary structure. Additionally, the wedding industry often requires weddings to be booked at least a year in advance. So

permission via TUP with a maximum 3-year term is misaligned with the applicant's business model. Thus, a permanent zoning amendment is the more appropriate regulatory path for the applicant to pursue.

The property has a land use designation of 'Rural Residential' under the OCP. This designation applies to areas of lowest density residential development outside of established growth centres and the ALR. The aforementioned residential properties around 6380 Lakes Road all share this same designation, with an 'Agriculture, Forestry and Conservation' designation applying to nearby properties within the ALR (Attachment 7).

Specific to both this property's land use designation and applicable to this land use application, the OCP contains the following policy language:

<i>2.2 Principles</i>	
Economic Opportunity	Economic opportunity means ensuring that a positive setting is in place to foster great talent, promote local, sustainable jobs and businesses that lead to the prosperity of all of our community members, reducing social and economic inequality.
<i>2.3 Goals</i>	
Item 6	Support a Thriving Economy that focuses on sustainable jobs and local businesses including green technologies and innovative agriculture which leads to meaningful work and prosperity for all and responds to regional economic change.
<i>3.2 Land Use Designations</i>	
3.2.18 Defining Success (Objective) Rural Residential Designation Preamble	There may also be potential to accommodate neighbourhood commercial uses, such as convenience stores, cafes, neighbourhood pubs or community halls.
3.2.19 (Strive To)	(e) Create home-based business zoning regulations and business licencing regulations specific to this designation that will generally only permit businesses confined to the interior of a dwelling or ancillary building, with no retail other than food or craft products produced on site.

<i>3.4 Community Character and Local Area Planning</i>	
Community Character Preamble	Preserving the rural character of North Cowichan requires protecting rural lands which necessarily means containing residential growth within urban boundaries and creating policies that assist the viability of farming activities. Rural character also derives from the types of uses found in an area, along with the design of buildings, roads and landscapes. OCP policies such as biodiversity regeneration, maintaining scenic roads and vistas, permitting intermittent uses such as produce stores, wineries and agri-tourism, and employing agricultural edge-planning principles help preserve rural character and land uses in the countryside.

<i>7.2 Local Agricultural Systems</i>	
7.2.1 Defining Success (Objectives) PreambleBecause of these trends and challenges, the Municipality must stay flexible in order to support agriculture as a future economic engine for the region, and to ensure the agricultural land base is maintained.
7.2.2 (Strive To)	(x). Support limited non-agricultural activities (which may or may not require ALC non-farm use application) that do not have a substantive impact on farm operations and help to supplement and maintain the viability of the farm operations as the continued primary purpose.

<i>8.4 Rural-Based Economic Opportunities</i>	
8.4.2 (Strive To)	(a) Allow some commercial uses and home-based businesses in rural areas, consistent with maintaining rural character. Focus on local products and small-scale services (including childcare facilities) and carefully assess proposals for assembly uses (such as wedding venues and fetes) on a case-by-case basis to ensure acceptable levels of noise, disturbance and traffic are maintained.
8.4.3 (Work With Others To)	(a) Support and encourage the development of rural businesses, especially those that enhance the productivity of the natural environment and link climate change strategies to economic opportunities. (b) Support business that sensitively celebrates our natural assets and rural character including agri-tourism, sports-tourism and eco-tourism at levels that do not compromise those assets.

A large portion of North Cowichan's land base would be defined as rural in nature, and the OCP includes policy language with respect to the preservation of rural character while promoting thoughtful uses that involve the gathering of people. The OCP supports Council giving this application consideration, given the language in Section 8.4.2 regarding the careful assessment of individual proposals for commercial assembly uses in rural lands. While some of the language in the Rural Residential land use designation may inhibit support for a commercial use occurring outdoors, staff note that the majority of celebrations involving amplified music and gatherings would occur within an enclosed building on the subject property. The subject property is accessed from an arterial road that already sees a higher volume of daily traffic, given its connectivity to the Trans-Canada Highway.

Furthermore, the broader policy language supporting rural-based and agriculture-sustaining economic ventures lends itself to OCP alignment. Thus, the OCP provides a path forward for this use to be considered (and even approved) without requiring an OCP amendment itself.

Zoning Bylaw Context

The property is in the A2 - Rural Zone under [Municipality of North Cowichan Zoning Bylaw No. 2950, 1997](#) (Attachment 8), which permits both residential use as well as agriculture, defined as:

'the use of land, buildings and structures (a) to raise livestock, (b) to grow, rear, produce, and harvest agricultural products, (c) to process crops grown on the land, (d) to store or repair farm equipment used on the land, (e) to sell agricultural products, (f) for aquaculture, (g) for horticulture, (h) for mariculture, and (i) for silviculture, but does not include the operation of feedlots, fur farms, piggeries, poultry farms, or mushroom farms.'

The existing uses on the property – the single-family home and detached accessory buildings, lavender fields, and vineyard – are all compliant with the A2 zone. Many of the other permitted uses in the A2 zone involve operations that invite members of the public to the property, albeit in smaller numbers but on a more continual basis, such as craft distilleries, riding stables, and kennels. It is noteworthy that these permitted uses anticipate and deem acceptable some associated impacts, including noise and traffic from smaller-scale but more regular gatherings of people. Agricultural uses protected under the *Right to Farm Act* receive further protection for associated impacts, such as noise or odours.

The applicant's letter of rationale states their desire to offer up to five free events to local non-profits or community associations in addition to for-profit weddings and other events; public charity events fall under the Zoning Bylaw's definition of 'civic use' and are already permitted in all zones within North Cowichan. Thus, it is not necessary to include this use specifically in this application. A recent example of a civic use event held on this property is [Art in the Vineyard](#), hosted on July 12, 2025, by the Maple Bay Painters non-profit group. If Council wished to remove the ability for this property to host an event such as this in future, it could direct staff to amend the Zoning Bylaw. As stated, Council retains complete discretion to convey zoning rights and associated conditions, or to remove zoning rights. For clarity, the permission being sought to host 10 commercial events annually is the sole consideration of this zoning amendment application; staff are not recommending any changes to civic use permissions that already broadly exist across the community.

North Cowichan Strategic Agricultural Plan

The [2001 North Cowichan Strategic Agricultural Plan's](#) vision includes recognition of the need for '...a small-scale farm component that markets both basic production and value-added products to local and regional markets'. The Plan's 'Support and Enhance Small Farm Sector' objective is also directly relatable to this application:

The small farm sector has been largely ignored by most of the programs and agencies that support agriculture. Training, education, research, identification of market opportunities and of local farm and business development opportunities are all needed for the small farm sector to grow. Also, more opportunities to generate income from non-farm activities in the form of home business will be needed.

The Plan expands further in its Strengths, Weaknesses, Opportunities and Constraints section to identify the opportunity to develop 'higher value, unique niche market products' with a focus on 'high value end products, such as wine and cheese'. The subject property produces lavender for botanical and culinary use under a long-term contract with Cowichan Valley Lavender Farm, and its grapes are sold for wine production. Oak & Vine Estates could be classified as a small-scale local farm whose products are retained within the local agricultural industry.

Agricultural Land Commission (ALC) Policy

While the subject property is not located within the ALR, the applicants have drawn a parallel between their request and non-farm uses permitted on ALR properties located directly across from them on Lakes Road. The ALC's [Policy L22: Gathering for an Event in the ALR](#) outlines broad permission to host up to 10 events of any kind per calendar year with up to 150 attendees, and there need not be any direct relationship between the event and the agricultural uses occurring on the property. A deeper dive into the highlights of the ALC policy was provided in an [October 21, 2025 staff report](#) to the Agricultural Advisory Committee. Comments provided by the Agricultural Advisory Committee on this application will be summarized later in this report.

The ALC intended to provide for means of active farming operations to earn additional income to sustain the agricultural operations in the long-term. Use of land for events is a permitted non-farm use conveyed by right through the ALC's Land Use Regulations; meaning a local government cannot prohibit this use outright through their own land use bylaws, but the [ALC Policy](#) does allow a local government to regulate building use, parking, noise and other potential impacts related to these events. Currently, North Cowichan does not hold events on ALR properties to any standards beyond those applying to all properties under its existing bylaws. As 6380 Lakes Road is outside of the ALR, Council retains the right through its zoning bylaw to both permit or prohibit this use, and consider additional conditions ALR properties are not otherwise subject to.

The applicants have farm status and are actively farming on a small scale on their property. Their letter of rationale states that the additional income generated from hosting weddings and other events would enable them to continue to reinvest in both sustaining and expanding their grape and lavender crops. They have researched the possibility of being included in the ALR, which would then give them the same right of use for hosting events as their neighbours across the street do, but were advised that the existing building strata and number/size of existing dwellings on the property would not adhere to the ALC's regulations, making approval of an inclusion application unlikely.

It is for Council to consider whether this use already permitted in the ALR should be extended to a non-ALR parcel with farm status, similarly located in rural lands on the basis of parity, or if the ALR land base provides enough opportunity for this kind of use that no additional ones should be permitted.

Analysis & Impact

The historical TUP approvals for Oak & Vine Estates were contentious and polarizing within the neighbourhood. Tensions between neighbours was exacerbated by social media discourse and fueled interpersonal conflict. The COVID-19 pandemic and associated public health restrictions on indoor gatherings further heightened emotions, as the applicant was unable to maximize the number of events authorized by their TUP, and many of the events could not be held indoors within the soundproofed

outbuilding. Both Bylaw and Planning staff received calls alleging the applicant was not complying with certain conditions of their permit; each were investigated and closed accordingly. Council of the day was presented with both letters of support from adjacent neighbours, and a petition against the proposal from others, before approving the TUPs via split voting outcomes. This new zoning amendment application has elicited similar divisive positions, and municipal staff have already received letters of opposition from neighbours prior to the publication of this report.

The applicant hosted an open house at their property on September 7, 2025, to engage with their neighbours, identify concerns, address misinformation, and foster good relations in advance of Council's consideration. A photo summary of the invitational flyers, information, and set-up from the event was provided by the applicant (Attachment 9). A list of support signatures for the proposal was elicited at the event and submitted to the Planning Department. If Council opts to advance this application to public hearing, the applicant and broader neighbourhood would have the opportunity to submit additional information to form part of the public correspondence record.

The introduction of any new use on a property can have potential impacts on the immediate neighbourhood and the community at large. While alignment with OCP and other policies generally identifies whether a proposal would be deemed supportable by the larger community, residents outside of the immediate vicinity are arguably not directly impacted by an 80-attendee wedding held at 6380 Lakes Road over a summer weekend. Thus, any weighing of broader community goals must be balanced with direct impacts to adjacent properties. The two most direct impacts staff have identified are noise and traffic.

Noise and Other Disturbance

The applicant has advised that their business model for weddings includes access to the property's amenities from Friday evening for a smaller-scale rehearsal, Saturday for the ceremony and reception, and optional overnight accommodation in the upper-storey bed and breakfast unit for the married couple, until no later than 1 pm on Sunday. Saturday night receptions must end no later than 11:00 pm, with all attendees departing the property by 11:30 pm; all amplified music must be behind the soundproofed, closed doors of the building by 9 pm. These and other measures intended to mitigate the impact of these events are captured in the event contract that the applicants require of each of their renters (Attachment 10). The draft rental contract does not enable a wedding longer than, or on days outside of, these Friday-Sunday timelines. The only wedding-related events that would draw a maximum of 80 attendees to the property would be the ceremony and reception on the Saturday itself. The applicant lives on the property, is on site for these events, and has written provisions in the contract enabling them to turn down music, remove attendees, and even end the event earlier than 11 pm if the provisions outlined in their Noise and Nuisance Policy section are not adhered to. Each wedding requires hiring a professional wedding planner or coordinator from a pre-approved list and having them on site on Saturday to provide additional oversight. Non-wedding events envisioned include corporate Christmas parties and large-scale graduation or anniversary celebrations, which would be limited to one afternoon/evening and most likely held entirely within the soundproofed building.

Indisputably, weddings and other celebrations will generate noise and other forms of disturbance. The chatter of groups of people, the playing of music, and the lights and sounds from vehicles are all anticipated. This type of noise would be in addition to, and distinguished from, those routinely

anticipated and accepted in rural residential neighbourhoods (e.g., lawn mowers, leaf blowers, power washers, agricultural machinery), as it could be experienced later in the evenings and potentially for longer durations. Oak & Vine Estate has invested in a soundproofed reception building with a decibel reader that notifies them when noise levels inside exceed the acceptable level under the event contract (90 dB). The property owner also resides in the residence, just over 30 m (100 ft) from the reception building, and can identify if speaking voices from guests gathering out of doors during the event become disruptive. It is important to note that North Cowichan's Noise Bylaw does not apply to 'the making of noise which is usual or inevitable in the permitted uses in a prescribed zone'. Thus, that exemption language would apply to events held at Oak & Vine Estate should the zoning amendment be approved by Council.

The litmus test for permitting the introduction of a new use need not be that it is of negligible impact, but that said impact has been thoroughly considered and deemed acceptable by the approving authority. Staff recognize that irritation from noise is subjective, and what some deem benign may be objectionable to others. Staff also recognize that the noise generated by weddings would most likely occur on weekends and during the fair-weather season, when nearby residents may wish to use their own private outdoor spaces more often. Staff are not suggesting that hosting 10 events on this property would have no impact on neighbours; instead, they are suggesting that mitigative factors, such as the size and number of the events, the direct oversight provided, soundproofing of the facility, and a 9 pm closed-door policy, all encourage consideration by Council.

Traffic

Traffic impacts can be measured in two ways: off-street parking and congestion/unsafe conditions. The subject property already has a large, open, gravelled parking area directly at the front of the property, accessed off the driveway, sufficient to accommodate the required parking for an 80-attendee event. Additional parking spaces for caterers, other vendors and guests with accessibility issues are also available beside the reception building. While on-street parking is not feasible along Lakes Road given the narrow shoulder(s) and open ditching, overflow parking is not anticipated from this event use.

This application was referred to North Cowichan's Engineering department to assess any potential traffic safety impacts. The Senior Manager of Transportation identified that a draw of this number of people to the property within the hour before the event could cause congestion along Lakes Road, specifically people backing up and waiting to turn left into the Oak & Vine Estate driveway across oncoming traffic. In this regard, the Engineering department has recommended pavement upgrades (widening) at the mouth of the Oak & Vine driveway to provide a safer roadway configuration through the creation of a northbound paved shoulder bypass; a summary memo detailing this requirement is provided as Attachment 11. The applicant has been advised of this referral response and that staff's position is to require that this roadwork be completed in full, or secured via a works and services agreement with sufficient bonding, before zoning adoption would be considered. The applicant would not be issued a business licence to operate until the pavement works were completed and enabling zoning was in place.

Staff recognize that the ALR properties across the street do not require municipal approvals to hold weddings or other events, as permitted by the ALC, and thus North Cowichan does not have any mechanism to require those property owners to undertake similar roadway upgrades at their property entrances to mitigate unsafe conditions. In recognition of this potential inequity, Engineering staff are suggesting that the least onerous/expensive option – shoulder widening rather than left-turn lane construction – be an acceptable compromise.

The applicant expressed concern about the reasonableness of this condition and engaged their own independent engineering firm to provide a traffic impact assessment; the resulting report is provided as Attachment 12. The consultant concluded that a dedicated left-turn lane was not necessarily warranted at this time, but required ongoing monitoring should the use be permitted. The report is entirely silent on the recommendation for shoulder pavement widening. Thus, it is the professional opinion of the Engineering staff that the introduction of this use does result in increased safety concerns at this driveway entrance, and that roadway upgrades be a condition of this discretionary zoning approval; given the applicant's dispute of this condition, staff are seeking confirmation from Council of its applicability.

Regulation and Compliance

The applicants would be required to apply for a business licence for the commercial assembly use. The said licence would be issued after conditions had been met, including off-site pavement upgrades and fire inspection. The applicant would then be subject to the same oversight and conditions as any other licensee in North Cowichan: compliance with all municipal bylaws regulating noise, traffic, parking and public health and safety set out in the *BC Building Code*.

Should Council not wish to approve this use without additional restrictions or regulatory controls in place, it has a variety of options available to it:

- Section 7.1 of the [Municipality of North Cowichan Business Licence Bylaw No. 3153, 2002](#) lists terms and conditions that the Business Licence Inspector can impose on a licensee but the list does not include any categories that would mitigate impacts for of a commercial event venue. Council can direct the Inspector to impose additional conditions on the business licence, although this is not the standard approach taken through the licencing process. It may also be unclear as to whether such conditions are intended to be imposed in perpetuity, whether they are intended to apply only to a particular licensee, or also be imposed on any new property owner/licensee. The issuing of a business licence is predicated on compliance with all Municipal bylaws until proven otherwise. Any bylaw complaints regarding infractions are actioned as per standard practice: an investigation would be undertaken; voluntary compliance would be sought if an infraction is confirmed; and enforcement action such as monetary fines or revocation of the business licence could potentially result should the offence(s) persist.
- Council can attach additional conditions related to use via Section 219 *Land Title Act* covenant, which is registered on title of the subject property and 'runs with the land', thereby imposing the same positive or negative obligations on any future owners/operators. Local governments most often use Section 219 covenants to impose restrictions or conditions on how a property is developed, to protect and conserve environmentally sensitive areas, and to require community

amenities (either through construction or cash contribution). While Council can impose additional conditions to the subject property via covenant – should it wish to limit events to specific frequencies or hours, as an example, a covenant may be the best tool – the role of covenants in enforcement is relatively the same: the Municipality would follow its standard progressive investigation, education and voluntary compliance processes following identification of a breach. It would only resort to monetary fines and/or the revocation of the business licence if the applicant refused to voluntarily comply. Very rarely does a municipality go to the cost of an injunction to enforce the terms of a covenant breach; the legal costs can be high and the granting of one is wholly at the courts' discretion.

- Local governments often use Good Neighbour Agreements (GNA) to foster positive relationships within communities by setting clear expectations for behaviour and/or operations. They aim to prevent disputes, clarify acceptable behaviours, and highlight the consequences of breaches. They outline the key commitments of both parties to respectful, collaborative conflict resolution and serve as a voluntary, formal acknowledgement of an owner or operator's intentions and obligations. The City of Kelowna has historically used GNAs with vacation rental property owners to address overflow parking, disruptive gatherings and related property maintenance issues. The City of Nanaimo has entered into agreements with liquor primary establishments adjacent to residential neighbourhoods. The City of Powell River required one for an overnight extreme-weather shelter located in its commercial core. In each case, the GNA established expectations for the property owner/operator to conduct themselves in accordance with 'good neighbour' terms, and identified the potential consequences of a failure to adhere. GNAs are voluntary and are not registered on title of a property the way Section 219 *Land Title Act* covenants are; however, compliance with the GNA can be an explicit condition of a business licence and a breach of the agreement is another regulatory tool the Municipality would have in any enforcement proceedings.

Should Council have issues specifically with the proposed use and wish to establish controls in perpetuity regardless of operator, a Section 219 covenant would be the best tool. Should Council's concerns be largely focused on confidence in the applicant's ability to maintain compliance, a GNA is the more appropriate tool. Staff recommend that a GNA be entered into between North Cowichan and the applicant, as a condition of business licence issuance. Planning staff have consulted with the Business Licence Inspector regarding the prospect of a GNA for this use, and the applicant has also expressed openness to entering into one. If the chosen path, staff would work with the applicant to settle on GNA terms, which would be finalized prior to business licence issuance.

Consultation & Engagement

External Agencies

The ALC has no role in this application given the property's location outside the ALR. This subject property is located outside the prescribed distance from a controlled-access highway; therefore, consultation with the Ministry of Transportation and Transit is not required.

Internal Departments

Planning staff referred the application to internal municipal departments for feedback. The Engineering Department did not express concern about servicing this property with municipal water for this use; their response regarding off-site upgrades to Lakes Road has been outlined earlier in this report. The Building Department has confirmed that the reception building has appropriate assembly use occupancy under the *BC Building Code*, and they are prepared to conduct a business licence inspection as needed. Fire Services would like to similarly conduct a business licence inspection of the property and review a fire safety plan for events, but otherwise expressed no larger concerns with the proposed gatherings.

Planning staff consulted extensively with the Social Planning and Protective Services Department regarding historical complaints on the property and the anticipated approach to any new complaints. Staff within the department confirmed that their standard investigative and compliance processes would apply to any future complaints received. The Bylaw Compliance and Business Licensing divisions reported no concerns with permitting or regulating the proposed use; their review of past compliance calls for the subject property, when operating under TUP approvals, did not indicate a substantial volume that would identify this use as exceptional or problematic. The property owner came into compliance when requested.

Advisory Committees

The subject property is outside the ALR but has farm status due to small-scale agricultural use. As mentioned, this proposal was considered by Council's Agricultural Advisory Committee at its October 2025 meeting. The Committee opted to provide the following comments to Council, rather than a recommendation for or against the application itself:

- A favourable zoning decision should not necessarily be made in expectation of measurable agricultural gain at the site as a result;
- Limited to 10 events per year;
- An event should be defined and limited to no more than 24 hours, including set up and takedown;
- The permitted use be contingent on maintenance of farm status;
- An 80-person limit;
- The additional 5 community-based events should not be included in Council's decision; and,
- That Council endorses the inclusion within the Strategic Agricultural Plan review of policies regarding similar uses on rural properties, both within and outside the ALR.

To summarize, the Committee discussed at length how there are no controls in place to ensure that this commercial event use does result in sustained or expanded agricultural operations on the property. The Committee was cautioned that requiring maintenance of farm status as a condition could be construed as regulating the *user* of the property, rather than the *use* and so chose to highlight this comment to Council versus recommending more formal controls. Council can assess an applicant's stated intentions and determine whether they are a suitable inducement to voting favourably on an application. Still, in

the case of smaller-scope proposals, it does not generally take steps to further ensure they are achieved once the use is permitted.¹

The Committee commented that the number of events should be limited to no more than 10 per year, a maximum of 80 attendees; these regulations are reflected in the draft zoning amendment bylaw staff have prepared. The Committee was referencing the ALC's definition of an 'event' with respect to permitted non-farm use gatherings in commenting on the 24-hour restriction; the actual gathering of up to 80 people does occur on the property within a 24-hour period, and that only much fewer numbers of people would be anticipated on site for the optional Friday night rehearsal or Sunday morning pack-up associated with weddings. As such, this commentary from the Committee is provided for Council's information, but was not incorporated in the draft zoning amendment bylaw staff have prepared.

The comment with respect to five 'civic use' events being removed from Council's consideration is related to staff's statement about this use already being permitted across all zones. The Agricultural Advisory Committee noted that this use is also permitted on ALR lands under its Gathering for an Event Policy.

The Neighbourhood

Staff have already received unsolicited communications from neighbours asking questions and expressing concerns/opposition to this proposal; the applicant has also submitted a list of names supporting their proposal, which includes some property owners in close proximity. This zoning amendment bylaw would require a public hearing. Not only does the OCP support Council giving careful consideration to the proposal, but advancing the bylaw to a public hearing would allow for more fulsome consideration of potential impacts. Thus, staff suggests that further engagement with the neighbourhood through the public hearing process would more comprehensively inform Council's decision to advance the zoning amendment bylaw any further, while also allowing Council to fulfill its objectives under Section 8.4.2 of the OCP.

SUMMARY

This application presents a challenge in weighing individual interests against broader policy and community benefits. This form of commercial use, tangentially related to the property's agricultural setting, is supported by some OCP policies and other municipal plans regarding rural-based economic activities and the diversification of income streams on agricultural properties. The OCP also contains some competing policy language regarding the preservation of the character of rural lands, but does not articulate Council's objective of giving careful consideration to individual proposals for commercial event use on a case-by-case basis. The property is located in a rural neighbourhood, but it fronts an arterial road that already supports higher traffic volumes than quieter side roads, given its connections to the Trans-Canada Highway. ALR properties directly across the street already have permission to host these kinds of events without any more explicit municipal regulation/restriction, yet neighbours do not

¹ An example is where a property owner makes application for an additional dwelling unit on a property, stating their intention is that the new dwelling will be used to house an aging family member. While staff and Council may consider this as part of any analysis and/or decision, it is not common past practice to regulate or restrict the tenancy of the dwelling unit (by way of Section 219 covenant, as an example) once constructed.

benefit from those events being held within a soundproofed building unless existing farm buildings are upgraded to assembly use occupancy. The applicants have made a significant financial investment in the property to make it an attractive locale for smaller-scale weddings and other celebrations, attracting visitors to the Cowichan Valley and providing additional economic opportunities for local vendors in the wedding industry.

Staff are neither ignorant of nor unmoved by the historical tensions and conflicts within the neighbourhood around this proposal, nor by the potential impact of this use being permitted. Mitigative measures that would result in upgrades to Lakes Road and a commitment to 'neighbourly conduct' and collaborative conflict resolution have been proposed. For clarity, staff are recommending that Council advance the amendment bylaw to at least the first two readings, and direct staff to schedule a public hearing. A statutory public hearing would allow Council a more fulsome opportunity to gauge the nature and intensity of public sentiment on the proposal, in addition to meeting the intent of the OCP. Whether Council chooses to consider the application further following public hearing would be entirely within its purview as the decision-making authority.

Staff have presented a variety of options to Council to mitigate potential noise and traffic impacts arising from this use. Council can elect not to require any additional conditions of the applicant, in which case only building and fire safety inspections would be required prior to business licence issuance. Staff recommends that shoulder pavement widening be a subject condition of zoning adoption, and that a GNA be secured between North Cowichan and the applicant prior to the issuance of a business licence. Should Council confirm these requirements or any alternative conditions, staff in various departments would work with the applicant to ensure these conditions are fulfilled prior to the zoning amendment bylaw being returned to Council for consideration of adoption. Following zoning adoption, the applicant would then be issued a business licence.

This report is accompanied by draft Zoning Amendment Bylaw No. 4030, 2025.

OPTIONS

1. **(Recommended Option)** THAT Council:
 - 1) gives first and second readings to Zoning Amendment Bylaw No. 4030, 2025 to permit commercial assembly use at #2 – 6380 Lakes Road;
 - 2) requires shoulder pavement widening along Lakes Road in accordance with the recommendations of the Senior Manager of Transportation, to be completed to the satisfaction of the Engineering department prior to consideration of final adoption of zoning amendment;
 - 3) directs staff to enter into a Good Neighbour Agreement with the applicant prior to business licence issuance; and
 - 4) directs staff to schedule a public hearing for Zoning Amendment Bylaw No. 4030, 2025.
2. That Council denies zoning amendment application ZB000272 to permit commercial assembly use at #2 – 6380 Lakes Road.

IMPLICATIONS

Giving the zoning amendment bylaw its first two readings will signal Council's willingness to consider the application and to have it advance to a statutory public hearing. This option would allow a public hearing to be scheduled for proposed Bylaw No. 4030, most likely in late January 2026. Following the public hearing, Council could choose to give the bylaw third reading, add or amend subject conditions in conjunction with third reading, or refuse to grant any further readings and consider the application no further.

Should Council deny this application, the property owners would have no permission to hold commercial events on the subject property. Subject to Section 460 of the *Local Government Act* and as outlined in North Cowichan's Development Procedures Bylaw, the applicant would be permitted to submit a re-application a minimum of six months following the denial by Council.

RECOMMENDATION

THAT Council:

- 1) gives first and second readings to Zoning Amendment Bylaw No. 4030, 2025 to permit commercial assembly use at #2 – 6380 Lakes Road;
- 2) requires shoulder pavement widening along Lakes Road in accordance with the recommendations of the Senior Manager of Transportation, to be completed to the satisfaction of the Engineering department prior to consideration of final adoption of zoning amendment;
- 3) directs staff to enter into a Good Neighbour Agreement with the applicant prior to business licence issuance; and
- 4) directs staff to schedule a public hearing for Zoning Amendment Bylaw No. 4030, 2025.

Report prepared by:



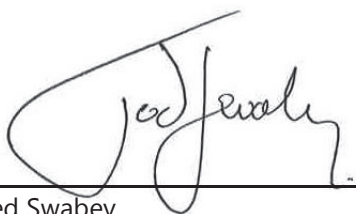
Rachel Pukesh, CPT
Development Planning Coordinator

Report reviewed by:



Amanda J. Young, RPP, MCIP
Director, Planning and Building

Approved to be forwarded to Council:

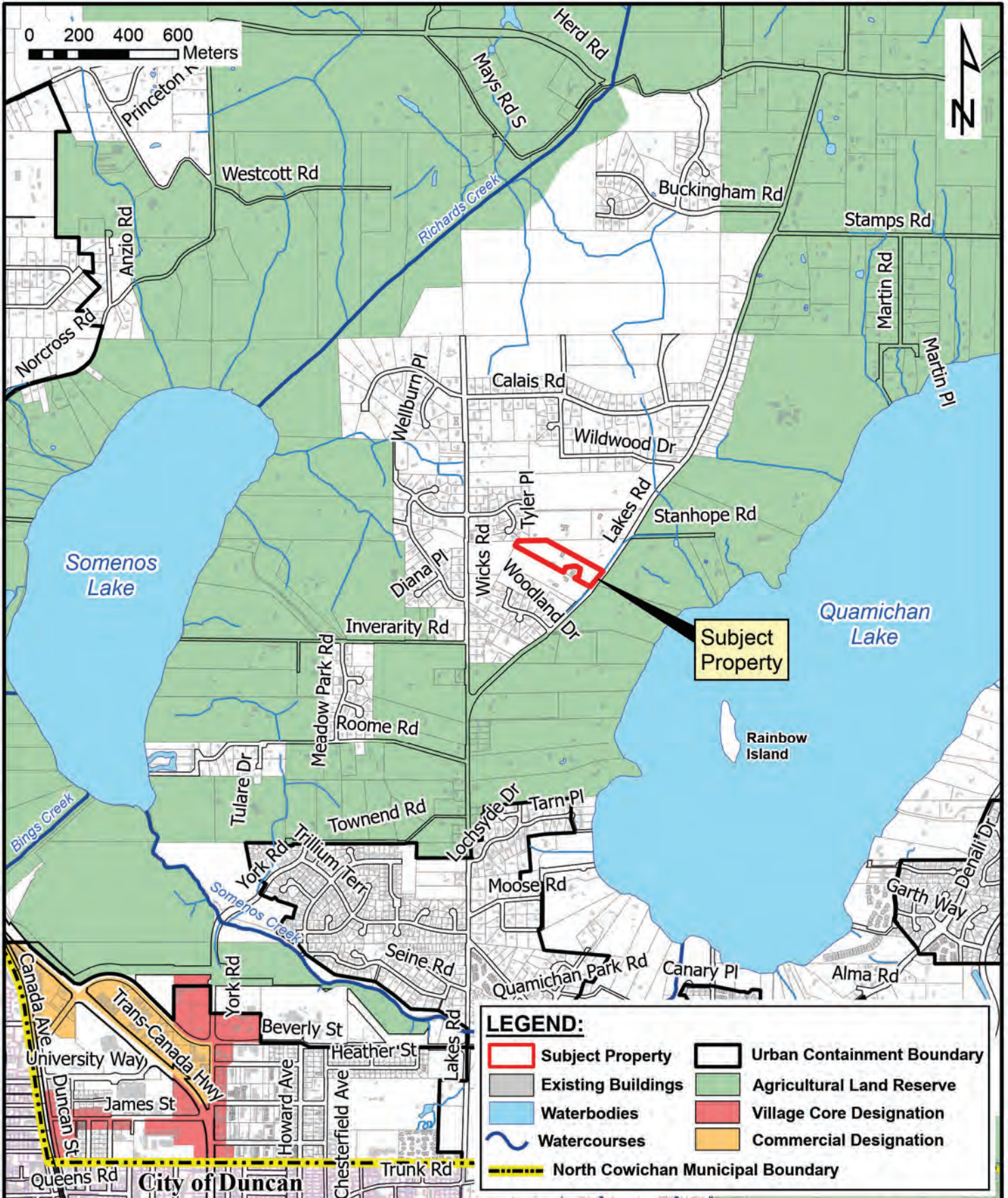


Ted Swabey
Chief Administrative Officer

Attachments:

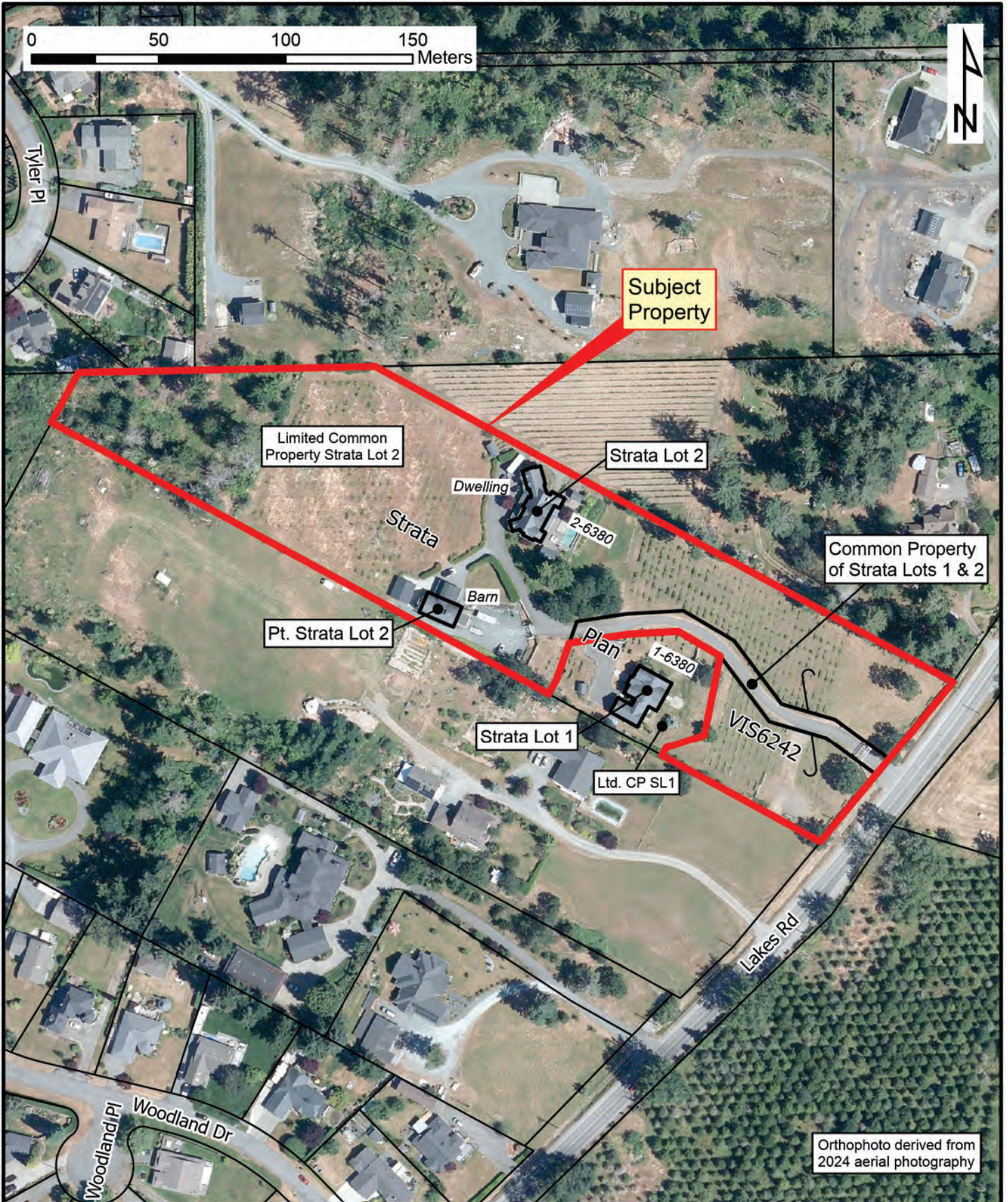
- (1) Location Map
- (2) Orthophoto

- (3) Strata Plan VIS6242
- (4) Letter of Rationale
- (5) Neighbourhood Context Map
- (6) Road Network & Classification Map
- (7) Land Use Designation Map
- (8) Zoning Map
- (9) September 2025 Open House Information
- (10) Draft Rental Contract
- (11) October 24, 2025 Technical Memorandum from Municipal Engineering Staff
- (12) November 20, 2025 Traffic Impact Assessment from McElhanney Engineering
- (13) Draft Zoning Amendment Bylaw No. 4030, 2025



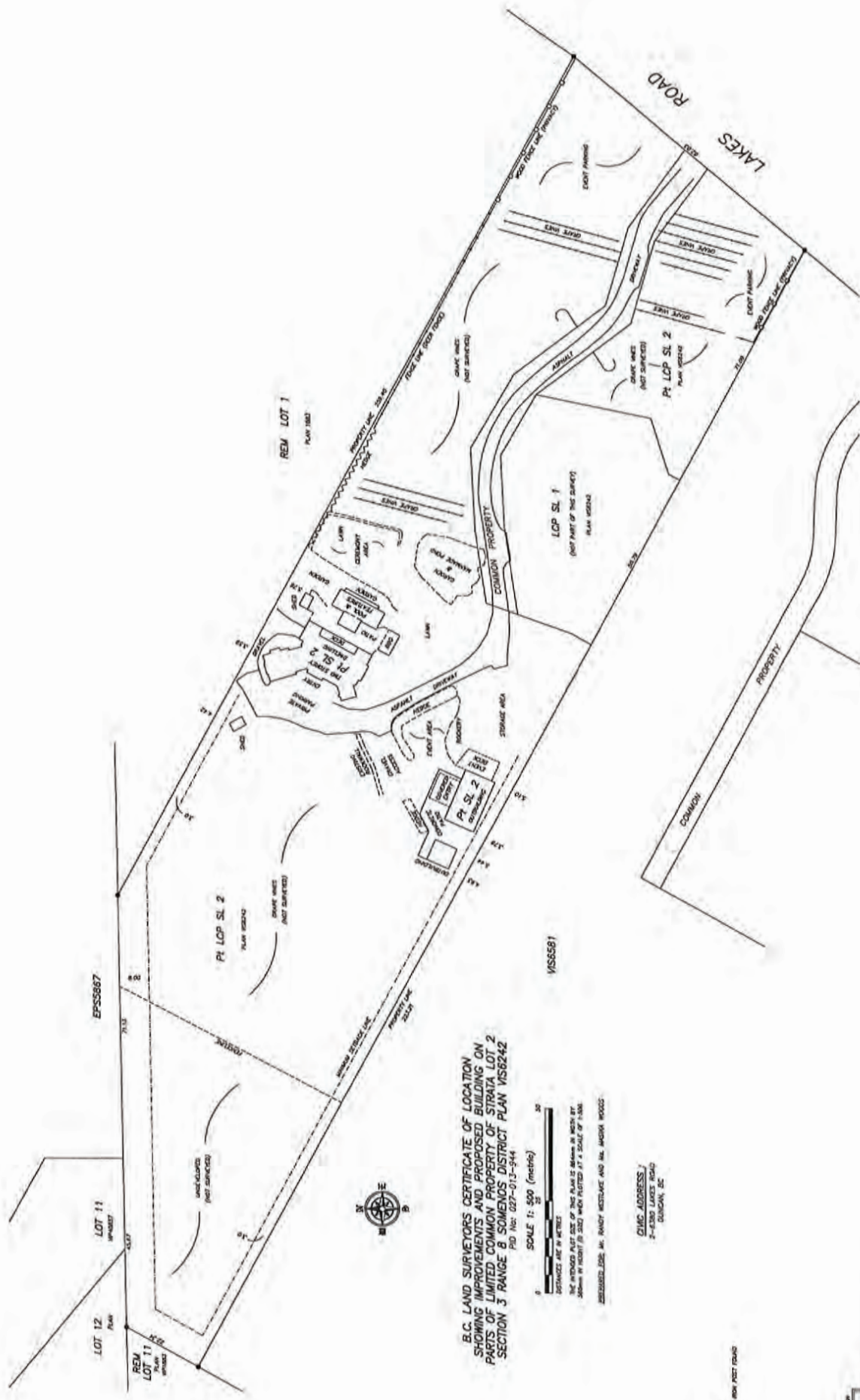
LOCATION MAP
 2-6380 Lakes Road
 Strata Lot 2 Plan VIS2642

DATE:	August 6, 2025
TYPE:	Zoning Amendment
FILE#:	ZB000272



ORTHOPHOTO MAP
 2-6380 Lakes Road
 Strata Lot 2 Plan VIS2642

DATE:	August 6, 2025
TYPE:	Zoning Amendment
FILE#:	ZB000272



B.C. LAND SURVEYORS CERTIFICATE OF LOCATION
 SHOWING IMPROVEMENTS AND PROPOSED BUILDING ON
 PARTS OF LIMITED COMMON PROPERTY OF STRATA LOT 2
 SECTION 3 RANGE B SOMENOS DISTRICT PLAN V156242
 PID No: 027-013-944

SCALE 1: 500 (metres)
 DISTANCES ARE IN METRES
 THE INTERIOR PARTS OF THE PLAN IS BOUNDARY WITHIN BY
 DISTANCE IN METRES TO THE NEAREST 0.1 METRE OF THE
 DISTANCES SHOWN. THE DISTANCES ARE IN METRES TO THE
 NEAREST 0.1 METRE.



CHANG ADDRESS /
 2-1000 LAKES ROAD
 SUDBURY, ONT.

LEGEND
 ■ EXISTING AND PROPOSED



THIS LOCATION CERTIFICATE HAS BEEN
 PREPARED BY THE SURVEYOR AND IS
 A TRUE AND CORRECT COPY OF THE
 ORIGINAL AS SHOWN TO THE SURVEYOR
 ON THE DATE OF RECORDING THIS
 DOCUMENT IS NOT VALID UNLESS SIGNED

LOT DIMENSIONS ARE BASED ON FIELD SURVEY
 THIS PLAN IS A PRELIMINARY PLAN AND IS
 NOT TO BE USED FOR CONSTRUCTION
 WITHOUT THE APPROVAL OF THE
 DISTRICT ENGINEER AND THE
 DISTRICT ENGINEER HAS NO LIABILITY
 FOR ANY ERRORS OR OMISSIONS
 IN THIS PLAN OR FOR ANY
 CONSEQUENCES ARISING FROM
 THE USE OF THIS PLAN
 BUTLER GEOMATICS
 2001 WEST 10TH AVENUE
 CALGARY, ALBERTA T2C 1K8
 TEL: 403-243-8888
 FAX: 403-243-8888
 DATE: 10-2011 (1) OCT '11/12/11



****Business Proposal for Zoning Amendment ZB000272****

Dear Mayor and Council,

We are seeking approval for a Zoning Amendment to host events on our vineyard property at 2-6380 Lakes Rd in North Cowichan zoned A2.

We are requesting approval for:

- **10 events per year**, each with a maximum of 80 guests.
 - Event end time of 11:00 PM (all guests vacated by 11:30pm).
 - Soundproof venue with doors shut after 9:00 PM to limit sound travel.

We also propose to host **five community-based events** per year at **no cost** to local non-profits and committees. These events would allow organizations to hold **Annual General Meetings, fundraisers, and small gatherings**, fostering a sense of community and support for local initiatives. By providing a dedicated space for these gatherings, we aim to contribute to the social and economic well-being of North Cowichan. These events will offer non-profits access to a high-quality venue without financial burden, enabling them to focus their resources on their missions and outreach efforts. Additionally, these gatherings will bring together residents and businesses, further strengthening local connections and community engagement.

Business Rationale

With **20 years of experience in the wedding industry** and having worked at over **500 weddings**, we have a deep understanding of what makes a successful and seamless event. This expertise has allowed us to carefully design a spot unlike any other wedding venue in British Columbia. Our beautiful all white barn combined with our lush green vineyard, expansive views of Mt Prevost, Quamichan Lake, and Mt Tzouhalem make this venue the perfect place for any couple to celebrate their union. Additionally, our **20 years of business ownership experience** ensure that we operate with professionalism, efficiency, and a clear vision for long-term success.

The Cowichan Valley currently has limited options for couples to get married, and demand for wedding venues far exceeds supply. As a result, many couples are booking venues in Victoria and northern Vancouver Island due to the lack of availability in the region.

In North Cowichan's **Official Community Plan (OCP), Section 8.4.2** states that the municipality will carefully assess proposals for assembly uses in rural areas (such as wedding venues and fêtes) on a case-by-case basis to ensure acceptable levels of noise, disturbance, and traffic are maintained. We strongly believe that Oak & Vine Estate fits this description perfectly.



The ability to host 10 weddings annually is essential to covering operational costs and maintaining our vineyard. Our vineyard is aging, and considerable investment is needed to continue sustainable farming practices. Hosting weddings allows us to generate the necessary funds to revitalize and maintain the vineyard, ensuring its long-term viability. Additionally, we need to upgrade our irrigation system to include **drip irrigation**, which will make our water usage more sustainable and efficient. Revenues from the wedding venue will be reinvested into expanding our agricultural practices, including the current introduction of a **lavender crop**.

In 2016, The BC Government recognized that farming is becoming increasingly more expensive, and that farmers needed to subsidize their agricultural operations with non farm uses such as hosting events and allowing agritourism activities. As a result, properties within the ALR are now permitted to host 10 events per year. As a property with **farm status**, we are requesting the same opportunity to sustain our farm. Our direct neighbor across the street, who is within the ALR, has the right to hold events without additional permitting if they choose to do so, highlighting the inconsistency in restrictions applied to our property. Our property, while still maintaining **farm status**, is not within the ALR and thus requires additional permitting. If our property was located just **30 feet away**, we would be able to host these events without the need for special approval. Furthermore, **Duncan Community Lodge**, located just **2 km away**, is permitted to host **unlimited events** with up to **125 guests** per event.

The property was previously a fully operating winery that hosted events and is currently zoned to allow for a **craft distillery**, which could also host events and weddings if we chose to go that route. However, we have no plans to open a winery or distillery at this time, as limited weddings are significantly less disruptive compared to daily tours, tastings, and increased summer traffic that a distillery would bring. Additionally, our property is **zoned for a bed and breakfast** and has **home-based business zoning** that permits us to host **workshops and commercial photo shoots**. We have actively utilized both of these allowances and have conducted commercial activity on-site without receiving a single complaint. These uses demonstrate our ability to manage business operations responsibly and respectfully.

Compliance & Best Practices

- All couples who book Oak & Vine Estate are required to sign a **legally binding contract** that outlines strict regulations regarding **event times, safety, traffic control, noise, and fire prevention**. Additionally, couples are required to hire a **wedding planner from our approved vendor list** to ensure that all weddings run smoothly and adhere to our established guidelines. Couples are also required to obtain a **special event liquor license**, and alcohol must be served by a **Serving It Right** certified individual. A **breathalyzer** will be on hand to ensure responsible consumption and guest safety.
- Our venue was constructed with an **architect** to ensure full compliance with building, **fire, assembly, and handicap accessibility codes**.
- We have been granted an **Assembly Use Occupancy** designation from the Municipality of North Cowichan that permits our building to safely host 120 guests.
- Extensive **soundproofing measures** have been implemented to prevent noise disturbances. Real-time noise monitoring will be enforced, using **smart noise decibel readers** positioned inside the venue and along the property perimeter. If sound levels exceed permitted limits, automated alerts will notify our event staff to adjust accordingly. Indoor music is not to exceed 90db and DJ's are not permitted to use Subwoofers.



Economic Impact

The economic impact of weddings on a community can be substantial, with significant financial benefits extending to various local businesses and services. In Canada, weddings contribute an estimated **\$4 billion** annually to the national economy.

The average Canadian wedding costs approximately \$29,450, with a majority of this spending occurring in the local area. For example:

1. **Accommodations and Tourism** – Weddings attract out-of-town guests, leading to increased spending on accommodations, dining, attractions, and transportation. Local hotels and restaurants directly benefit from this influx of visitors.
2. **Supporting Businesses** – Other businesses like caterers, florists, photographers, videographers, DJs, salons, event planners, décor companies, and transportation providers are integral to wedding operations, with each industry receiving a portion of the spending. Oak & Vine Estate prioritizes local vendors, ensuring that revenue generated from events remains in the community, supporting businesses.

A single wedding with 100 guests can generate **\$30,000–\$40,000** in spending, much of which supports the local economy. Additionally, some estimates suggest that for every \$1 spent on wedding tourism, the economic benefit can multiply through indirect spending, such as guest purchases at local attractions, shops, and eateries.

Enhancing Tourism in the Region

A wedding venue at Oak & Vine Estate has the potential to significantly enhance local tourism, transforming the area into a sought-after destination for couples and their guests.

1. **Drawing Visitors** – Weddings bring in out-of-town guests, benefiting local hotels, restaurants, and businesses.
2. **Boosting Regional Reputation** – Vineyard weddings align with Canada's growing trend of scenic rural wedding destinations.
3. **Encouraging Longer Stays & Repeat Visits** – Guests may extend their trip to explore local attractions, contributing further to the economy.
4. **Stabilizing Seasonal Tourism** – Weddings help maintain visitor flow during off-peak tourism months.
5. **Destination Marketing** – Wedding photography and social media exposure naturally promote the venue and its surrounding area.

Commitment to Sustainability

At Oak & Vine Estate, we are deeply committed to sustainability and reducing the environmental impact of our operations. Our eco-friendly initiatives include:

1. Energy Efficiency Measures

- **Heat Pumps** – Energy-efficient heating and cooling systems to lower consumption.
- **LED Lightbulbs** – Reducing energy use by up to 75%.
- **Solar-Powered Outdoor Lighting** – Eco-conscious evening events.

2. Water Conservation Efforts

- **Low-Flush Toilets and Urinals** – Cutting water consumption by up to 50%.
- **Pond Water Resource** – Our on-site pond acts as a natural resource for drawing water to irrigate garden beds, reducing dependence on municipal water supply and promoting sustainable water use.
- **Smart Irrigation System** – Our property is equipped with a smart irrigation system that monitors rainfall levels and only operates when necessary, ensuring efficient and sustainable water usage.



3. Green Transportation

- **Electric Car Chargers** – Two electric car chargers will be installed in the future to support sustainable travel.
- **Carpooling & Shuttle Services** – We have two EV vehicles to provide as a shuttle service for guests to get home safely, reducing traffic and emissions. During an event, we have an electric golf cart to shuttle guests from the parking lot to the main event area.

4. Conserving Green Spaces

- Utilizing our existing vineyard avoids disrupting natural habitats while maintaining sustainable land use.

5. Grapevines as Carbon Sinks

- Our 4-acre vineyard absorbs 3 to 4 tons of CO₂ annually, equivalent to emissions from 250 family cars, making it an environmentally responsible venue.

6. Recycling, Garbage, and Composting

- Composting and recycling stations are on-site to minimize waste from events and reduce our environmental footprint.
- Disposable plastics are discouraged. We provide glassware for every wedding and do not allow plastic utensils or cups.

We also have future plans to use revenue generated from weddings to install solar panels, further reducing our energy consumption and enhancing the sustainability of our venue.

Mitigating Neighbours' Concerns

To address and mitigate potential concerns from our neighbors regarding hosting weddings on our vineyard, we have taken a proactive and considerate approach. Recognizing that noise and privacy are often key concerns, we have invested in a **soundproofed building** where all weddings and related celebrations will take place. This structure is designed to significantly reduce sound travel, ensuring that our events have minimal impact on the surrounding area.

In addition to controlling noise, we have invested in **588 feet of solid wood fencing** around the venue and property to

enhance privacy for our neighbors as well as **300 feet of 8-foot cedar hedging**. This measure not only creates a visual barrier but also serves as an extra layer of sound reduction, contributing to a peaceful environment for everyone. Our parking lot has a capacity for **65 cars**, ensuring that there will be no overflow parking



onto the street or surrounding areas. Parking attendants will be on hand to ensure all vehicles are parked in our designated parking areas. Additionally, there are clearly marked smoking areas on pavement to ensure safety, and our entire property is equipped with **overhead irrigation sprinklers** as a precautionary measure in the event of a fire.

Majority of the previous weddings on the property were held during the pandemic and faced unique challenges due to provincial regulations that required all events to be held outdoors to reduce the spread of Covid. As a result, proper sound mitigation was not possible since music and reception activities could not take place within the soundproofed building. The events during this time were not reflective of how weddings will be conducted under normal operating conditions, where all receptions will take place within our specially designed, soundproof venue.

We are committed to open communication and have actively sought feedback from our community. Through **open houses**, discussions with direct neighbours, and posts on our neighborhood Facebook page, we've engaged with our neighbors to discuss our plans, hear their concerns, and incorporate their input into our operations. This ongoing dialogue reflects our dedication to being good neighbors and fostering a sense of collaboration.

Finally, we deeply care about the impact our business may have on our neighbors' lives and are committed to addressing any concerns promptly and constructively. By maintaining an open-door policy and working together with our community, we aim to ensure that our business contributes positively to the area while respecting the needs and comfort of those around us.

Conclusion

Our proposal seeks to balance business sustainability, responsible event management, and community engagement. We have taken every step necessary to ensure that our venue meets all municipal requirements while adding value to North Cowichan through responsible tourism and agricultural development, aligning with the OCP. We respectfully request approval of our Zoning Amendment to allow our vineyard event venue to operate as envisioned.

We appreciate your time and consideration and look forward to the opportunity to discuss this proposal further.

Randy Westlake & Masika Allan
2-6380 Lakes Rd, North Cowichan BC
Oak & Vine Estate



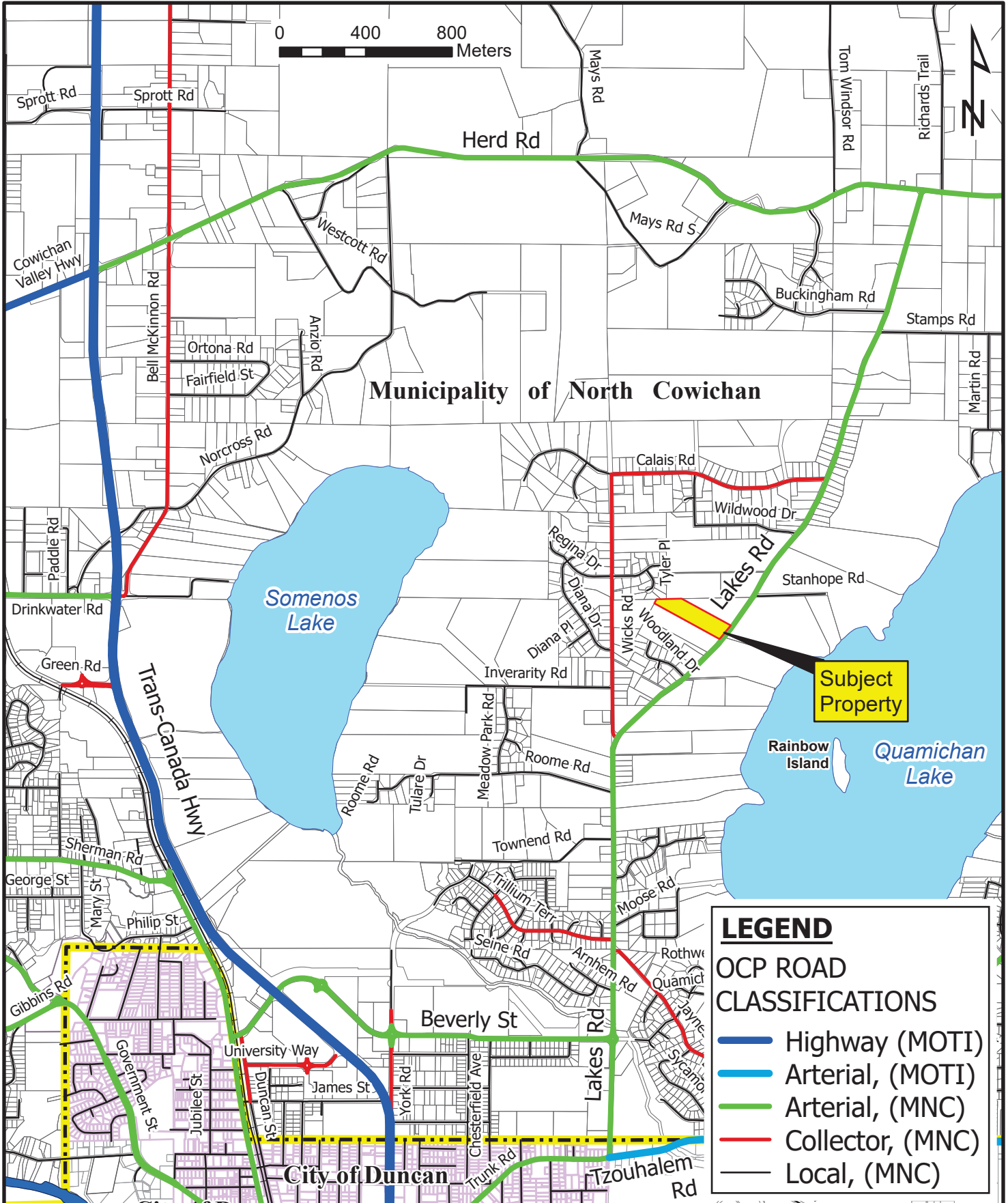
Subject Property

Orthophoto derived from 2024 aerial photography



NEIGHBOURHOOD MAP
6380 Lakes Rd

DATE:	August 6, 2025
TYPE:	Zoning Amendment
FILE#:	ZB000272



LEGEND

OCP ROAD CLASSIFICATIONS

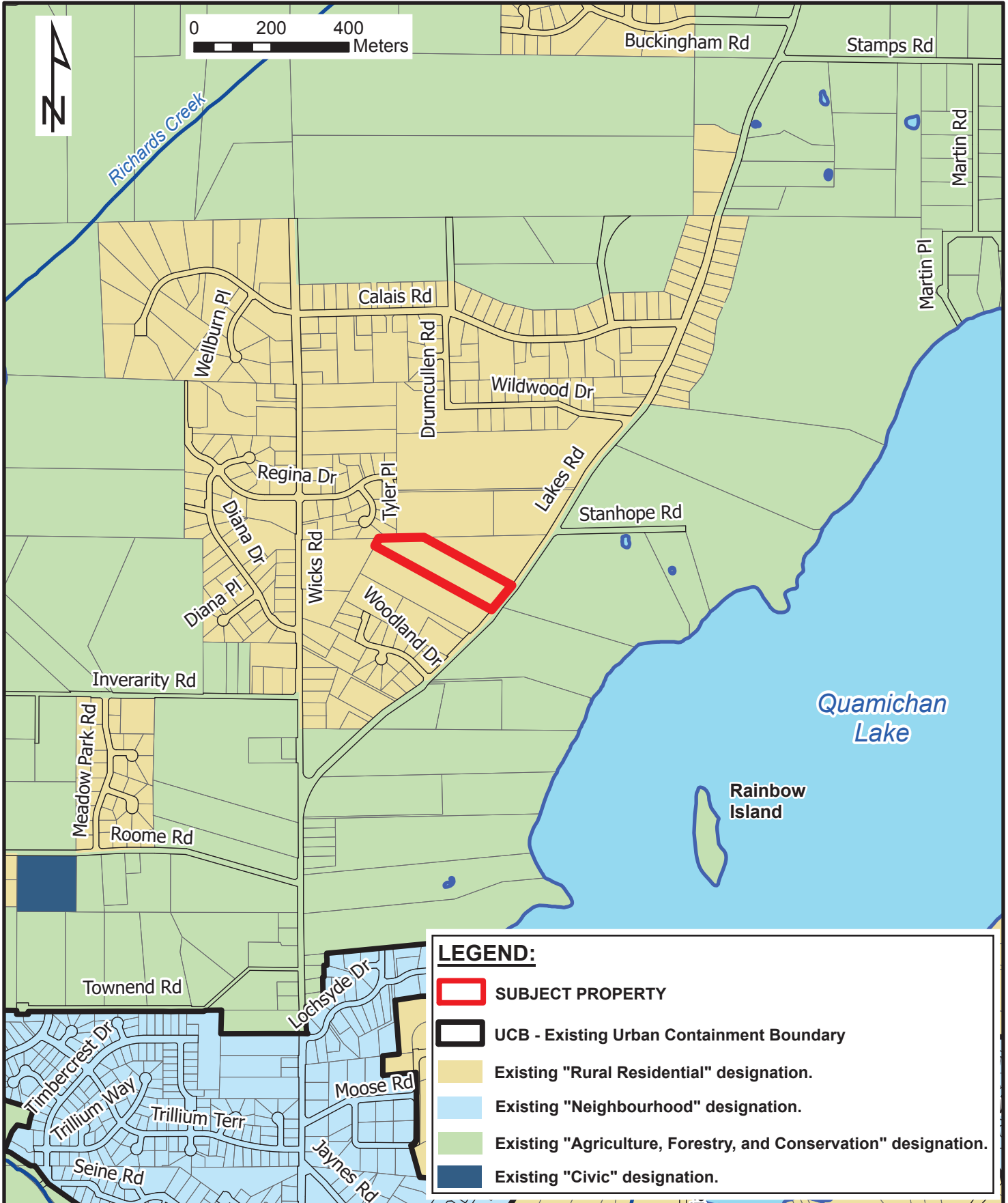
- Highway (MOTI)
- Arterial, (MOTI)
- Arterial, (MNC)
- Collector, (MNC)
- Local, (MNC)



OCP ROAD CLASSIFICATIONS

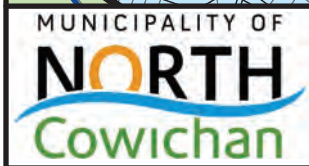
6380 Lakes Rd

DATE:	August 6, 2025
TYPE:	Zoning Amendment
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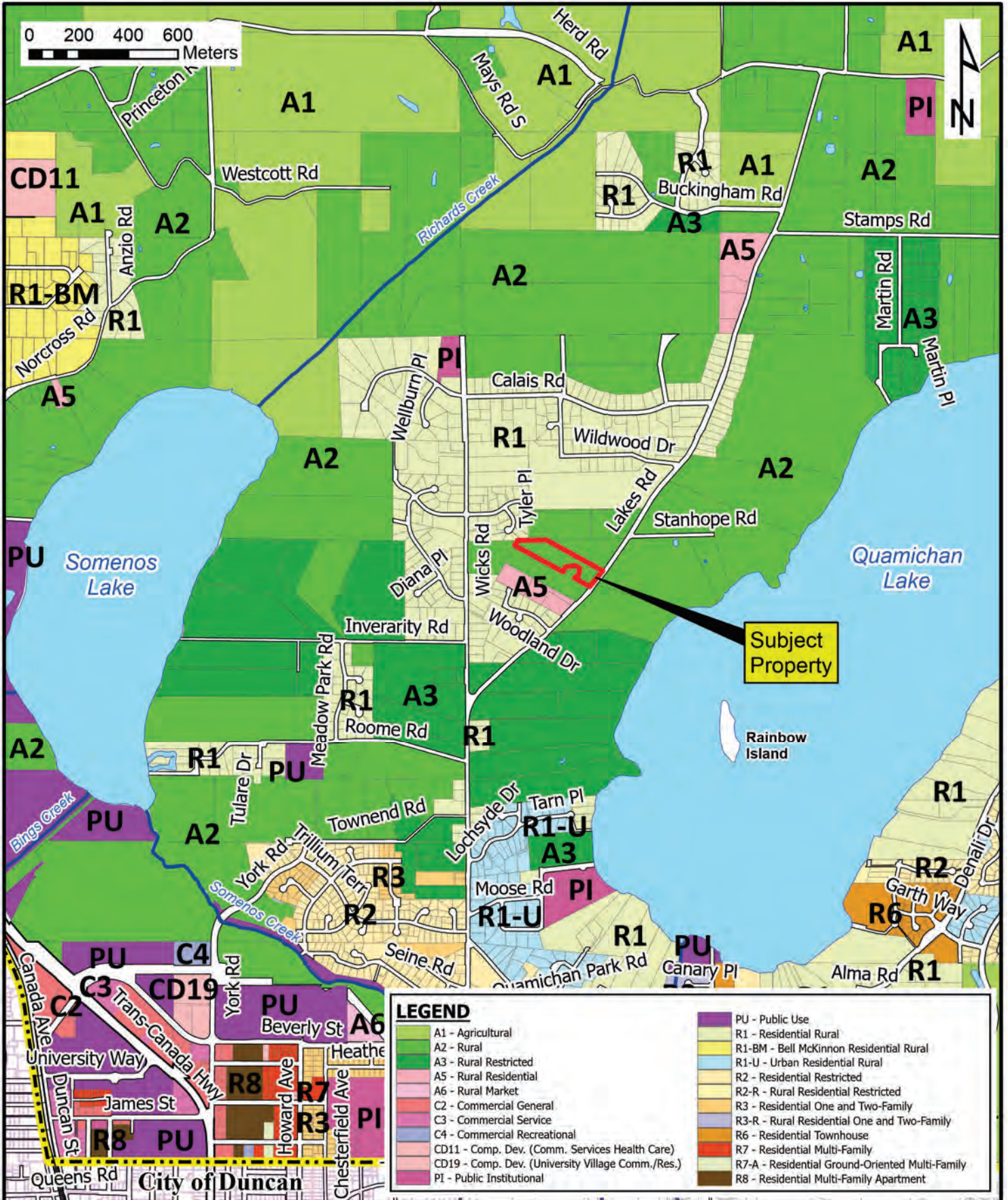
LEGEND:

- SUBJECT PROPERTY
- UCB - Existing Urban Containment Boundary
- Existing "Rural Residential" designation.
- Existing "Neighbourhood" designation.
- Existing "Agriculture, Forestry, and Conservation" designation.
- Existing "Civic" designation.



LAND USE DESIGNATIONS
 (OCP Map 2 Growth and Land Use Management)
 6380 Lakes Rd

DATE:	August 6, 2025
TYPE:	Zoning Amendment
FILE#:	ZB000272



ZONING MAP
 2-6380 Lakes Road
 Strata Lot 2 Plan VIS2642

DATE:	August 6, 2025
TYPE:	Zoning Amendment
FILE#:	ZB000272

OAK & VINE

ESTATE . EST. 2015

OPEN HOUSE INVITATION

SEPTEMBER 7TH
1-4PM

We're opening our doors to our wonderful neighbours and community so you can explore our beautiful wedding venue, enjoy the views, and see what we've been working on.

There will be appetizers and refreshments, so come by, say hello, ask questions, and soak in the charm of the estate!



6380 Lakes Rd, Duncan BC

www.oakandvineestate.com





Lakes/Wicks Rd and Area Neighbourhood Forum

Admin



Top contributor

Masika Allan · 2d ·

Come on by to [Oak & Vine Estate](#) right now until 4pm for our open house! 6380 Lakes Rd



FIPPA s. 22(1)

+ 41

3 comments

OAK & VINE
E S T A T E . E S T . 2 0 1 5

WEDDING VENUE RENTAL AGREEMENT

This Wedding Venue Rental Agreement ("Agreement") is made and entered into as of _____, by and between Oak & Vine Estate, located at _____ (hereinafter referred to as the "Venue"), and the undersigned client(s) (hereinafter referred to individually and collectively as the "Client").

Client(s) Name(s): _____
Email Address: _____
Address: _____
Phone Number: _____

WHEREAS, the Client desires to hold a private event ("Event") on the Venue premises, and the Venue agrees to provide such facilities and services under the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the parties agree as follows:

Event Date: _____
Arrival Time: 3:00 PM on _____
Departure Time: 3:00 PM on _____

1. VENUE PACKAGE DETAILS

The Venue Rental Package includes:

- Exclusive access to the property from Friday at 3:00 PM to Sunday at 1:00 PM for rehearsal, setup, wedding, and takedown.
- Two nights' accommodation in the bridal space.
- Use of the venue's infinity pool for guests staying in accommodations.
- Ceremony site with lake and mountain views, including up to 80 wood slat chairs. Covered ceremony area available in case of rain.

- All-white reception barn with bar and glassware (including water glasses, wine glasses, champagne flutes, beer glasses, highballs, and lowballs), up to 80 vineyard cross-back chairs, and 12 wooden trestle tables.
 - Access to the vineyard grounds and scenic areas for photography.
 - Outdoor cocktail hour space with string lighting and bar tables.
 - On-site parking for up to 60 vehicles.
 - Modern male, female, and universal-access washrooms.
 - On-site venue representative present during the event.
 - Catering prep area with fridge, freezer, dishwasher, and counter space.
-

2. PAYMENT TERMS

(a) A non-refundable retainer equal to 50% of the total Rental Fee is due upon execution of this Agreement.

(b) The remaining balance is due no later than thirty (30) days prior to the Event.

Payments may be made via cash, certified cheque, e-transfer, or credit card. Credit card payments will incur a 2.5% processing fee.

Failure to make timely payments may result in cancellation of the reservation, forfeiture of all payments made to date, and release of the reserved Event date.

3. DATE CHANGES

Requests for changes to the Event date must be made in writing. While the Venue will make reasonable efforts to accommodate changes, all rescheduling is subject to availability. Any non-refundable or non-transferable costs resulting from such change are the Client's responsibility.

4. CANCELLATIONS

All payments made are non-refundable. Cancellations must be submitted in writing and acknowledged by Oak & Vine Estate. In the event the Venue is rebooked for the same date and time, a refund may be granted, less a \$1,500 administrative fee. If the Venue is not rebooked, the Client forfeits all monies paid.

5. ACCOMMODATIONS

The package includes two nights' accommodation in the bridal space for up to three (3) individuals. Additional nights may be added at \$200 per night, subject to availability. Large gatherings are not permitted in the suite. Quiet hours are in effect after 9:00 PM. During the Event, access to the suite is restricted to the bride, groom, and/or wedding planner.

6. RULES AND REGULATIONS

Client(s), wedding planners, and all vendors must comply with the following:

- **Parking:** All vehicles must be parked in designated areas. Vendor vehicles shall use the gated barn access.
 - **Candles:** Only enclosed candles are permitted, and flames must remain at least two inches below the glass rim.
-

7. EVENT END TIME

All events must conclude by 11:00 PM. All guests must vacate the premises by 11:30 PM. Use of shuttle service for guest departure is strongly preferred.

8. DECORATIONS AND CLEAN-UP

- No nails, screws, staples, or tape may be used on any surface.
 - All decorations must be removed without damage.
 - The Venue is not responsible for coordinating rentals, securing décor, or overseeing deliveries.
 - No rice, glitter, confetti, petals, or pyrotechnics are permitted. Birdseed and bubbles may be used outdoors only.
 - All directional signs must be removed post-event.
-

9. ALCOHOL & SUBSTANCES

- All alcohol must be served by a Serving It Right–certified bartender.
- No shots are permitted.
- No service to minors.
- Bar must close 40 minutes prior to music end time.

- A valid Special Event Liquor License is required.
 - Possession or use of illegal substances is strictly prohibited.
 - Any disruptive, intoxicated, or violent behavior will result in immediate removal and may result in event termination without refund.
-

10. SECURITY DEPOSIT

A refundable security deposit of \$1,000 is due prior to the Event. Provided no damage, breach of rules, or excess cleaning is required, the deposit will be returned within fifteen (15) days after the Event. Any damages or cleaning needs exceeding this amount will be invoiced to the Client.

11. MUSIC

- All music must conclude by 11:00 PM with venue doors closed at 9:00pm to inhibit sound travel.
 - DJ volume must not exceed 90 dB.
 - Subwoofers are not permitted.
 - Venue staff reserve the right to request volume adjustments at any time. Repeated violations may result in early music shutdown.
-

11A. NOISE AND NUISANCE POLICY

The Client agrees to conduct the Event in a manner that is respectful of the Venue's neighbors and community. Excessive noise, disorderly conduct, or any activity that results in complaints from surrounding properties may result in early termination of the Event without refund. The Venue reserves the right to determine what constitutes excessive noise or nuisance, and all decisions made by Venue staff regarding these matters are final and binding.

The Venue is situated in an agricultural area and is surrounded by working farms. As such, there may be odors, equipment noise, or other typical farm activity occurring on nearby properties. Oak & Vine Estate is not responsible for and cannot control any disruptions or disturbances originating from neighboring farms or rural properties.

12. SMOKING

Smoking is only permitted in designated outdoor areas. All cigarette waste must be disposed of properly.

13. POOL RULES

Use of the infinity pool is reserved for guests staying in accommodations only. The following rules apply to the pool area:

- Pool hours are 9:00 AM to 8:00 PM.
- No diving, running, or horseplay is permitted.
- Children under the age of 16 must be supervised by an adult at all times.
- No glassware is permitted in or around the pool area.
- No pets are allowed in the pool or pool area.
- Noise must be kept to a respectful level to ensure the enjoyment of all guests and neighbors.
- Oak & Vine Estate assumes no liability for accidents, injuries, or loss resulting from the use of the pool.

Violation of these rules may result in immediate loss of pool access without refund.

14. CHILDREN

Children under the age of twelve (12) must be supervised at all times due to the presence of open water features on the property.

15. PHOTOGRAPHY NOTICE

Client acknowledges that the Venue may use images or video captured during the Event for promotional purposes. Any objections must be made in writing prior to the Event.

16. PETS

Pets are not permitted in the bridal space. Pets may be present for the ceremony only and must be removed from the premises within one hour following the ceremony.

17. WEDDING PLANNER REQUIREMENT

A professional wedding planner, day-of coordinator, or month-of coordinator is required. The planner must be approved by Oak & Vine Estate in advance.

18. EXCLUSIVE CATERING PARTNER – MENSCH CATERING

As of 2025, Oak & Vine Estate exclusively partners with **Mensch Catering** for all wedding catering services. Clients must coordinate directly with Mensch Catering for menu customization and service logistics. Outside caterers are not permitted.

19. EVENT LIABILITY INSURANCE

Client is required to secure event liability insurance, including host liquor liability coverage, with Oak & Vine Estate named as an additional insured. Proof of coverage must be provided at least thirty (30) days prior to the Event.

20. INCLEMENT WEATHER

The Venue reserves the right to move the ceremony to the designated covered area in case of adverse weather. Client agrees to abide by Venue staff decisions to ensure safety and minimize damage.

21. FINAL WALKTHROUGH

A single walkthrough is included and must occur no later than thirty (30) days prior to the Event. Clients must also submit a full vendor list and event timeline by this date. Additional site visits will be billed at \$150 per visit.

22. FORCE MAJEURE

Neither party shall be liable for delays or failures in performance caused by acts of God, government orders, natural disasters, pandemic, labor disputes, or any other event beyond reasonable control.

IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the date written below, acknowledging full understanding and agreement to the above terms and conditions.

Client Signature

Date: _____

Authorized Representative, Oak & Vine Estate

Date: _____

Date	October 24, 2025	File: 3360-20 25.13
To	Rachel Pukesh, CPT	
From	Moudud Hasan, P.Eng.	
Subject	ZB000272: 2-6380 Lakes Road – Wedding Venue Site Traffic Assessment	

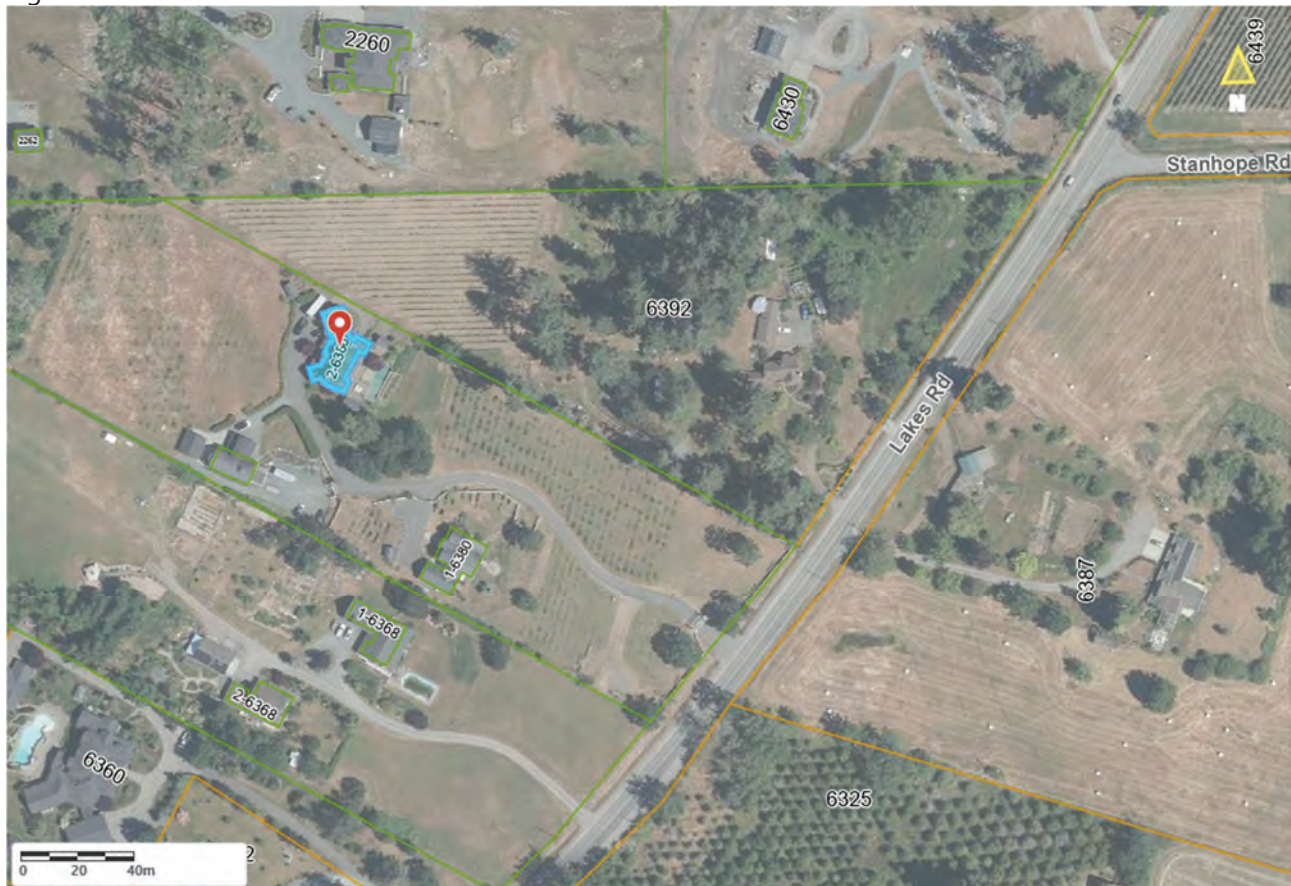
Purpose

This memo summarizes Engineering response to a zoning bylaw amendment referral sent to us for the Oak and Vine site at 2-6380 Lakes Rd. As requested, a review was undertaken to assess the likely traffic impact of the proposed wedding venue use on the existing site access on Lakes Rd. The findings and recommended mitigation measures are also summarized in this report.

Background

Figure 1 shows the location of the subject site, currently zoned Rural (A2) for residential / agricultural uses. The proposed wedding venue will have a maximum of 80 guests at one of the individual strata addresses. The guests, employees and other site users will use the existing vehicular access on Lakes Rd approximately 220m south of Stanhope Rd.

Figure 1: Site Location



Lakes Rd is a two-lane, undivided, arterial with a rural cross-section. The posted maximum speed limit is 60 km/h. Based on our 2024 data, the 85th percentile operating speed is much higher at 78 km/h. The road carries a total traffic volume of 520 vehicles two-way in the peak hour and approximately 5,700 vehicles daily. For this review, Lakes Rd was assumed to run north-south.

Figure 2 shows the existing cross-section of Lakes Rd, which has a single travel lane in each direction and a paved shoulder only on the west side. The roadside space on the west side also consists of a gravel shoulder, grassed buffer area, a fore-slope and a ditch. The east side lacks shoulder and is bit constrained with utility poles, trees, a fence and lands in the Agricultural Land Reserve. There are no streetlights near the access.

The subject site access currently serves a rural, low-density residential land use and operates similar other accesses in this rural area with low density land uses. As this access is in a high-speed section of the arterial street, direct access driveways are typically avoided for land uses that generate higher volumes of site traffic. Due to such safety and operational concerns, North Cowichan's council has adopted a policy that specifically prohibits future direct accesses on Lakes Rd and calls for separate left turn lanes at intersections. The Transportation Association of Canada's (TAC) guidelines also recommend this approach to ensure mobility and safety along arterial roadways.

Figure 2: Existing Lakes Rd cross-section and access to 6380 Lakes Rd (looking north just south of access)



Discussion

To adequacy of the existing site access from Lakes Rd was assessed based on the traffic generation of the proposed wedding venue use. This was estimated based on the first principles for a total attendance of 80 guest and applying a vehicle occupancy factor of 2.0 persons per vehicle. This results in a total of 40 vehicles inbound expected to arrive within an hour before the event.

Based on the location of this site in the context of the municipality and the highway corridor, it is anticipated that 80% of the site traffic will be oriented to/from the south on Lakes Rd. The remaining 20% will be to and from the north of Lakes Rd. This means that 32 vehicles will arrive from the south on Lakes Rd and make a left turn to enter the site.

Left turn inbound movement from Lakes Rd is problematic as drivers need to decelerate and potentially have to stop and wait for a safe gap in the opposing traffic stream to perform a left turn avoiding conflict with oncoming traffic operating at high speeds of nearly 80 km/h. In addition, left turn traffic waiting to make a left turn can result in queues and could also result in potential rear-end conflicts. To address such concerns, a separate left turn lane is typically recommended for higher turning movement volume locations, which is reflected in the 1989 council policy.

For venues such as Duncan Community Lodge that are located on the east side of Lakes Rd, the majority of the inbound traffic would make a right turn movement, which is less problematic compared to sites on the west side of Lakes Rd.

To address the above safety concern, the need for a separate left turn lane was assessed. This was done by superimposing the site traffic volumes onto the 2040 background traffic available from the model developed as part of the Master Transportation Plan. In 2040, Lakes Rd is anticipated to carry 330 vehicles northbound and 495 southbound in the afternoon period. It should be noted that traffic volumes will continue to grow on Lakes Rd and at OCP 'full build', it will carry even higher volumes. The "interim" 2040 condition was considered appropriate given the likelihood of major capital road upgrades in the long term.

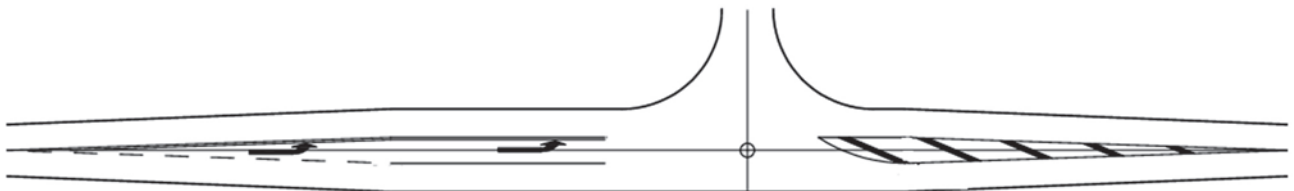
Based on the projected traffic volumes, a warrant analysis was conducted to assess the need for a separate left turn lane on Lakes Rd at the existing site access. This followed the AASHTO methodology for the posted and design speeds of 60 km/h and 70 km/h, respectively. For both speed conditions, a separate left turn with a minimum storage length of 15m was warranted.

Option Analysis

A number of potential design alternatives were considered to facilitate left turn inbound movements from Lakes Rd. These are summarized as follows.

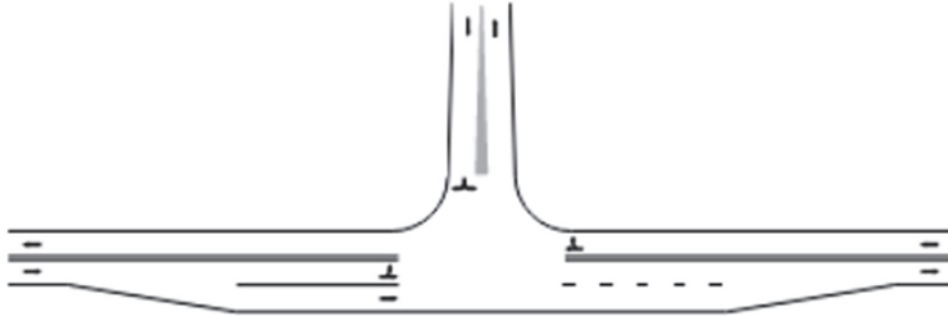
Option A: Figure 3A shows a typical separate left turn lane that can be added to Lakes Rd to facilitate northbound left turns at the subject site access. This will require widening of Lakes Rd on both sides to achieve a suitable taper and storage distance as per the applicable design standards.

Figure 3A: A separate left turn lane with adequate storage and taper (Option A)



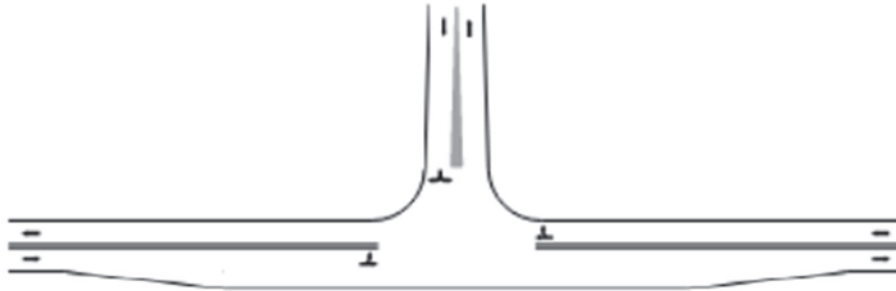
Option B: Figure 3B shows an option to reduce the area of road widening by considering a bypass lane. This will require widening on one side of Lakes Rd to add an 'auxiliary' or bypass lane.

Figure 3B: A shared through and left turn lane with a bypass lane (Option B)



Option C: Figure 3C shows further reduction in scope of work, where a partial bypass space is achieved by means of minor shoulder widening instead of a full width bypass lane. The amount of paving can be reduced by narrowing the existing travel lane widths from 3.6m to 3.3m in both directions. The existing unpaved shoulders on both sides will need to be paved and travel lanes shifted west to avoid constraints and maintain clear zone on the east side.

Figure 3C: Recommended localized shoulder widening with lane narrowing (Option C)



Implications

To ensure an acceptable operational condition on a municipal arterial street, the proponent of the event use will need to undertake appropriate traffic impact mitigation measures at the existing access for the proposed event use.

In recognition of the financial implications, the Engineering team has assessed potential design alternatives. Option C, which involves minor shoulder widening would be least expensive approach to accommodate the traffic to be generated by the proposed land use. The paved shoulder will allow northbound through traffic to bypass left turn traffic waiting to turn into the site and avoid potential rear-end conflicts with stopped or slow-moving vehicles.

While this does not meet the definition of a separate left turn lane, it provides a reasonable interim configuration suitable till 2040, based on the model projections and will require ongoing monitoring.

Recommendation

To accommodate the traffic to be generated by the proposed wedding venue use, localized widening of Lakes Rd at the existing site access is recommended. The objective will be to achieve a northbound bypass paved shoulder with a width of 2.5m on the east side of Lakes Rd. This will involve minor widening of Lakes Rd on both east and west sides in a trapezoidal shape. The modified cross-section shall include a 1.2m wide paved shoulder and a 3.3m southbound travel lane on the westerly half of the road. The easterly half will include a 3.3m wide northbound travel lane with a localized shoulder that has a constant width of 2.5m for a distance of 15m just south of the access and tied back to the existing edge of pavement by means of a 20m long taper at each end.

TECHNICAL MEMO

To

Randy Westlake

Prepared byEmily Shibata, EIT
Traffic Engineer**Reviewed by**Bob Bigelow, P.Eng., RSP1
Senior Traffic Engineer

Re6380 Lakes Road, Duncan – Left Turn Warrant
Analysis**Date**

November 20, 2025

1. Introduction

McElhanney Ltd. (McElhanney) was retained by Randy Westlake (the Client) to undertake a traffic study in support of a rezoning application for a proposed wedding venue located at 6380 Lakes Road in Duncan, British Columbia.

The proposed venue is expected to generate traffic volumes of approximately 80 guests per event, with most traffic anticipated to arrive from the southwest via Lakes Road. In response to the rezoning referral, the Municipality of North Cowichan (the Municipality) has raised safety concerns regarding left turn movements into the site, citing the potential for rear-end collisions and unsafe passing maneuvers due to the narrow shoulder and lack of dedicated turning infrastructure.

The purpose of this traffic study is to evaluate existing traffic volumes and speed conditions and compare them against standard thresholds and criteria for installing left turn lanes on rural roads with similar characteristics.

The project site is shown in [Figure 1](#).

McElhanneySuite 2300 Central City Tower, 13450 – 102nd Avenue, Surrey BC Canada V3T 5X3
Tel. 604-596-0391 | Fax. 1-855-407-3895 | www.mcelhanney.com

Figure 1: Study Area



2. Volume Development

The Municipality provided two-way, 24-hour traffic volume data collected along Lakes Road, south of Stanhope Road. The data covers the period from 10:00 AM on Wednesday, July 24, 2024, to 10:00 AM on Friday, July 26, 2024.

According to the Municipality's *Official Community Plan (2022)*, the population in North Cowichan has grown from 21,360 in 1991 to 31,990 in 2021 and is expected to reach over 38,612 by 2050. This represents a historical compound annual growth rate of 0.7% and a projected growth rate 1.4%. According to the 2021 Census, the Cowichan Valley Regional District experienced a 1.2% growth rate between 2016 and 2021. To remain conservative, a 2.0% annual growth rate was applied to 2024 volumes to develop 2025 traffic volumes.

As outlined in [Section 3](#), the left turn warrant evaluation considers approaching, opposing, and left turning traffic volumes, along with design speed. To ensure a conservative assessment and capture worst-case conditions, the analysis focused on the time periods with the highest northbound, southbound, and combined two-way volumes. The southbound peak period occurred on Wednesday, July 24, 2024, from



3:00 PM to 4:00 PM, while the northbound and two-way peak periods occurred on Thursday, July 25, 2024, from 4:00 PM to 5:00 PM and 4:15 PM to 5:15 PM, respectively. It was also assumed that the 80 guests would generate 80 individual trips, each arriving from the southwest and making a northbound left turn into the project site. It is highly likely that the average vehicle occupancy for vehicles arriving at the site will be greater than 1.0 (i.e. some vehicles will have multiple people in them). Therefore, the estimate of 80 individual trips arriving at the site is likely conservative.

Analysis volumes are summarized in [Table 1](#). Traffic data is included in [Attachment A](#).

Table 1: Peak Hour Traffic Volumes

Peak Hour Traffic Volumes (veh/h)						
Period	2024			2025		
	NBT	SBT	2-Way	NBT	SBT	2-Way
Northbound Peak Hour	326	211	537	333	215	548
Southbound Peak Hour	249	264	513	254	269	523
Two-Way Peak Hour	325	231	556	332	236	568

3. Left Turn Warrant

3.1. MoTT Warrant

Left turn warrants were completed using the Ministry of Transportation and Transit (MoTT) Left Turn Warrant method, which has been adapted from the Harmelink method for turning volume analysis. The optimal conditions for the Harmelink method are:

- Two-lane roadways
- Two-way traffic volumes on the main road below 950 veh/h
 - Maximum two-way volume on Lakes Road is 568 veh/h
- Opposing volumes more than 100 veh/h
 - Minimum opposing volume on Lakes Road is 211 veh/h
- Directional split between 50/50 and 60/40
 - Directional splits along Lakes Road (northbound/southbound) are 61/39, 49/51, and 58/42 for the northbound, southbound, and two-way peak hours, respectively



The left turn warrant graph presented in *Attachment B* was retrieved from the *Highway Engineering Design Manual* (MoTT, 1997). There are 24 left turn warrant graphs for two-lane unsignalized highways dependent on:

- Percentage of left turning volume in the approaching volume
- Design speed (km/h)
- Approaching volume, V_A (veh/h) → horizontal axis
- Opposing volume, V_O (veh/h) → vertical axis

The intersection of the approaching volume line and the opposing volume line determines whether a designated left turn storage bay is needed for the approaching traffic. A summary of warrant results is presented in *Table 2*. All left turn warrant calculations and graphs for each study period are provided in *Attachment B*. The MoTT left turn warrant indicates that an optional left turn lane with 15 m of storage may be considered at the study intersection.

Table 2: Left Turn Warrant Results

Period	Warrant Results	Notes
Northbound Peak Hour	Optional 15 m left turn lane	Where warrant is optional, the designer should consider the geometry of the intersection, the topography, economics, and land use to assist in the determination of an appropriate treatment.
Southbound Peak Hour	Optional 15 m left turn lane	
Two-Way Peak Hour	Optional 15 m left turn lane	

3.2. Synchro Analysis

To assist in determining the appropriate treatment at the project site, Synchro analysis was conducted to evaluate traffic performance *without* a dedicated left turn lane (i.e. under the existing access configuration).

Synchro software, version 11, was used to report the volume-to-capacity (v/c) ratio, average delay, level of service (LOS), and 95th percentile queue length for the northbound movement. The v/c ratio, also referred to as degree of saturation, represents the sufficiency of an intersection to accommodate the vehicular demand. As the v/c ratio approaches 0.90, traffic flow may become unstable resulting in delay and queuing. Once the demand exceeds the capacity (i.e. a v/c ratio greater than 1.00), traffic flow is unstable and excessive delay and queuing is expected. The LOS for an intersection provides an indication of the quality of traffic operations and relates to the delay being experienced by vehicles. Intersection LOS denoted by letter grades 'A' through 'D' indicates a satisfactory level of operations, with 'A' being free flow and level 'D' representing conditions approaching congestion. Levels designated 'E' and 'F' represent increasingly congested traffic conditions.



Table 3 summarizes the traffic operations analysis for the shared northbound left turn / through lane. Relatively low opposing volumes are expected to provide sufficient gaps for left turning vehicles, resulting in northbound average delays of only a few seconds and queues of less than one vehicle.

Table 3: Synchro Results

Period	v/c Ratio	Delay (s/veh)	LOS	95% Queue (m)
Northbound Peak Hour	0.07	2	A	2
Southbound Peak Hour	0.07	3	A	2
Two-Way Peak Hour	0.07	2	A	2

4. Conclusion and Recommendations

McElhanney was engaged to complete a traffic study supporting a rezoning application for a proposed wedding venue at 6380 Lakes Road in Duncan, British Columbia. The study evaluated existing traffic volumes and speeds against standard criteria for left turn lane installation, in response to municipal safety concerns regarding northbound left turn movements into the site.

Based on the MoTT Left Turn Warrant method, which has been adapted from the Harmelink method for turning volume analysis, a 15 m left turn lane is optionally warranted. Synchro traffic operations analysis indicates that minimal northbound delays and queues are projected *without* the addition of a left turn lane, suggesting that the existing configuration is expected to sufficiently meet the proposed demand.

It is recommended that the Client and Municipality continue to monitor the intersection following the rezoning to ensure that traffic conditions remain safe and that a left turn lane is installed if operational issues or safety concerns arise.



5. Closing

The information within this report is true and accurate to the best of our knowledge. If you have any questions or concerns regarding this analysis, please contact the undersigned.

McElhanney Ltd.

Prepared by:



Emily Shibata, EIT
Transportation Engineer
Traffic & Road Safety Division
eshibata@mcelhanney.com
604-424-4928

Reviewed by:



Bob Bigelow, P.Eng., RSP1
Senior Traffic Engineer
Traffic & Road Safety Division
bbigelow@mcelhanney.com
604-674-6738



Attachments: A – Traffic Count Data
B – Left Turn Warrants
C – Statement of Limitations



ATTACHMENT A

Traffic Count Data

Directional 24 Hour Volume Report: 69 - 2024/07/24

Info Line 1 : Lakes Rd
 Info Line 2 : South of Stanhope Rd
 GPS Lat/Lon :

Last Connected Device Type : RoadRunner3
 Serial Number : 24011
 # Lanes : 2

Directional 24 Hour Volume Data For: July 24, 2024 (Wed)

Time	No	So	No+So	TOTAL
- AM -				
12 - 1				
1 - 2				
2 - 3				
3 - 4				
4 - 5				
5 - 6				
6 - 7				
7 - 8				
8 - 9				
9 - 10				
10 - 11	157	203	360	360
11 - 12	187	221	408	408
- PM -				
12 - 1	214	222	436	436
1 - 2	192	187	379	379
2 - 3	255	212	467	467
3 - 4	249	264	513	513
4 - 5	296	206	502	502
5 - 6	279	186	465	465
6 - 7	171	151	322	322
7 - 8	132	109	241	241
8 - 9	118	75	193	193
9 - 10	78	54	132	132
10 - 11	44	35	79	79
11 - 12	14	19	33	33
TOTALS :	2386	2144	4530	4530
% Total :	52.7%	47.3%	100.0%	

AM (12am-10am) Peak Volumes

15 Minute :
 One Hour :
 P.H.F. :
 PH Begins :

Mid (10am-2pm) Peak Volumes

15 Minute :	62	74	125	125
One Hour :	219	236	452	452
P.H.F. :	0.88	0.80	0.90	0.90
PH Begins :	11:45am	12:30pm	12:15pm	12:15pm

PM (2pm-12am) Peak Volumes

15 Minute :	84	76	146	146
One Hour :	310	264	542	542
P.H.F. :	0.92	0.87	0.93	0.93
PH Begins :	4:30pm	3:00pm	4:30pm	4:30pm

Directional24HourVolumeDataFor:July25,2024(Thu)

Time	No	So	No+So	TOTAL
-AM-				
12-1	9	2	11	11
1-2	4	5	9	9
2-3	1	1	2	2
3-4	5	5	10	10
4-5	5	9	14	14
5-6	15	41	56	56
6-7	59	115	174	174
7-8	81	202	283	283
8-9	115	220	335	335
9-10	130	224	354	354
10-11	144	208	352	352
11-12	215	184	399	399
-PM-				
12-1	221	211	432	432
1-2	182	176	358	358
2-3	240	221	461	461
3-4	261	231	492	492
4-5	326	211	537	537
5-6	258	173	431	431
6-7	176	135	311	311
7-8	124	113	237	237
8-9	108	84	192	192
9-10	70	56	126	126
10-11	40	26	66	66
11-12	13	18	31	31

TOTALS:	2802	2871	5673	5673
%Total:	49.4%	50.6%	100.0%	

AM(12am-10am)PeakVolumes

15Minute:	43	75	101	101
OneHour:	132	239	360	360
P.H.F.:	0.77	0.80	0.91	0.91
PHBegins:	8:45am	7:45am	8:15am	8:15am

Mid(10am-2pm)PeakVolumes

15Minute:	63	64	124	124
OneHour:	243	212	433	433
P.H.F.:	0.96	0.93	0.93	0.93
PHBegins:	11:30am	10:15am	11:30am	11:30am

PM(2pm-12am)PeakVolumes

15Minute:	89	73	151	151
OneHour:	326	239	560	560
P.H.F.:	0.92	0.82	0.93	0.93
PHBegins:	4:00pm	2:15pm	4:15pm	4:15pm

Directional 24 Hour Volume Data For: July 26, 2024 (Fri)

Time	No	So	No+So	TOTAL
-AM-				
12-1	6	6	12	12
1-2	3	3	6	6
2-3	0	1	1	1
3-4	3	3	6	6
4-5	3	8	11	11
5-6	6	44	50	50
6-7	50	105	155	155
7-8	77	162	239	239
8-9	132	218	350	350
9-10	53	81	134	134
10-11				
11-12				
-PM-				
12-1				
1-2				
2-3				
3-4				
4-5				
5-6				
6-7				
7-8				
8-9				
9-10				
10-11				
11-12				

TOTALS:	333	631	964	964
%Total:	34.5%	65.5%	100.0%	

AM(12am-10am)Peak Volumes

15Minute:	41	78	119	119
OneHour:	145	223	368	368
P.H.F.:	0.88	0.71	0.77	0.77
PHBegins:	8:15am	8:15am	8:15am	8:15am

Mid(10am-2pm)Peak Volumes

15Minute:				
OneHour:				
P.H.F.:				
PHBegins:				

PM(2pm-12am)Peak Volumes

15Minute:				
OneHour:				
P.H.F.:				
PHBegins:				

Special Speed Study Report: 69 - 2024/07/24

Station ID : 69 - 2024/07/24

Info Line 1 : Lakes Rd

Info Line 2 : South of Stanhope Rd

GPS Lat/Lon :

DB File : 69 - 20240724.DB

Last Connected Device Type : RoadRunner3

Version Number : 1.37

Serial Number : 24011

Number of Lanes : 2

Posted Speed Limit : 50.0 kph

Lane Configuration

#	Dir.	Information	Vehicle Sensors	Sensor Spacing	Loop Length	Comment
1.		Northbound	Ax-Ax	120 cm	0 cm	
2.		Southbound	Ax-Ax	120 cm	0 cm	

Special Speed Study Data From: 10:00 - 07/24/2024 To: 09:29 - 07/26/2024

Date	Time	Lane	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10	#11	#12	#13	#14	#15	#16	Total
			0-19.9	20-24.9	25-29.9	30-34.9	35-39.9	40-44.9	45-49.9	50-54.9	55-59.9	60-64.9	65-69.9	70-74.9	75-79.9	80-84.9	85-89.9	Other	
07/24/24	10:00	1.	0	0	0	0	0	0	0	2	4	7	5	3	4	1	0	0	26
Wed		2.	0	0	0	0	0	2	0	3	10	5	7	2	1	2	0	0	32
	10:15	1.	0	0	0	0	0	0	0	0	2	13	10	9	4	0	0	1	39
		2.	0	0	0	0	0	0	3	11	13	28	7	1	2	0	0	2	67
	10:30	1.	0	0	0	0	0	1	1	2	8	10	18	10	3	1	0	0	54
		2.	0	0	0	0	0	0	2	6	9	13	6	5	2	1	0	0	44
	10:45	1.	0	0	0	0	0	2	1	0	6	11	9	3	3	0	0	0	35
		2.	0	0	0	0	0	0	2	3	19	13	9	6	2	1	0	1	56
	11:00	1.	0	0	0	0	0	3	2	0	0	15	13	7	3	1	0	0	44
		2.	0	0	0	0	0	0	1	4	14	14	11	5	3	0	0	0	52
	11:15	1.	0	0	0	0	0	0	0	1	2	12	7	4	8	1	1	0	36
		2.	0	0	0	0	0	0	0	6	12	21	8	7	1	0	0	1	56
	11:30	1.	0	0	0	1	1	0	1	1	1	9	15	7	8	3	2	1	50
		2.	0	0	0	0	0	0	0	5	19	23	6	4	3	2	0	0	62
	11:45	1.	0	0	0	0	0	1	0	0	2	11	19	14	4	2	1	1	55
		2.	0	0	0	0	0	0	1	3	10	16	5	9	4	1	1	0	50
	12:00	1.	0	0	0	0	0	1	1	0	0	9	14	13	4	1	1	1	45
		2.	0	0	0	0	0	0	2	1	12	11	9	4	5	0	0	1	45
	12:15	1.	0	0	0	0	0	0	0	0	3	15	18	9	6	4	1	0	56
		2.	0	0	0	0	0	0	0	2	7	10	9	7	5	1	0	0	41
	12:30	1.	0	0	0	0	0	0	0	0	1	10	19	18	6	5	3	0	62
		2.	1	0	0	0	0	0	0	6	14	15	10	10	3	0	1	0	60
	12:45	1.	0	0	0	0	0	1	1	0	5	8	15	15	3	2	1	0	51
		2.	0	0	0	0	0	0	3	10	22	26	4	3	3	2	0	1	74
	13:00	1.	0	0	0	0	0	0	0	1	2	7	22	10	7	0	1	0	50
		2.	0	0	0	0	0	0	2	3	8	18	13	7	3	1	0	1	56
	13:15	1.	0	0	0	0	0	1	0	0	4	14	12	9	6	1	0	0	47
		2.	0	0	0	0	0	1	1	1	4	16	10	5	3	2	0	0	43
	13:30	1.	0	0	0	0	0	0	0	0	0	9	15	12	6	3	3	0	48
		2.	0	0	0	0	0	1	0	2	10	14	11	2	3	0	0	1	44
	13:45	1.	0	0	0	0	0	0	1	0	6	5	13	8	11	1	1	0	46
		2.	0	0	0	0	1	0	0	2	4	10	12	8	5	1	0	0	43
	14:00	1.	0	0	0	0	1	0	0	1	4	10	10	18	6	5	1	0	56

Date	Time	Lane	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10	#11	#12	#13	#14	#15	#16	Total
			0-19.9	20-24.9	25-29.9	30-34.9	35-39.9	40-44.9	45-49.9	50-54.9	55-59.9	60-64.9	65-69.9	70-74.9	75-79.9	80-84.9	85-89.9	Other	
07/24/24	14:00	2.	0	0	0	0	0	0	0	0	8	13	11	10	0	1	0	0	43
Wed	14:15	1.	0	0	0	0	0	0	0	0	3	12	17	22	3	2	1	0	60
		2.	0	0	0	0	0	0	0	2	13	22	9	9	1	1	1	0	58
14:30	1.	0	0	0	0	0	0	0	0	5	9	23	14	6	4	1	1	63	
	2.	0	0	0	0	0	1	2	8	15	16	12	8	2	1	0	0	65	
14:45	1.	0	0	0	0	0	0	0	0	2	8	24	24	13	3	1	0	75	
	2.	0	0	0	0	0	0	0	0	8	13	16	2	4	2	0	0	45	
15:00	1.	0	0	0	0	0	1	0	2	2	13	18	18	1	1	0	0	56	
	2.	0	0	0	0	0	0	0	2	13	14	14	12	2	2	0	0	59	
15:15	1.	0	0	0	0	0	0	0	1	0	8	18	9	14	5	1	0	56	
	2.	0	0	0	0	0	2	3	2	8	17	16	5	3	1	0	0	57	
15:30	1.	0	0	0	0	0	0	0	3	2	9	17	21	12	3	0	1	68	
	2.	1	0	0	0	0	0	0	9	19	29	10	4	1	2	0	0	75	
15:45	1.	0	0	0	0	0	0	0	0	3	13	22	20	5	0	3	0	66	
	2.	0	1	0	0	0	0	2	12	19	18	9	2	7	0	0	0	70	
16:00	1.	0	0	0	0	0	0	0	2	0	12	21	24	8	2	0	0	69	
	2.	0	0	0	0	0	1	0	4	12	9	14	7	1	0	0	1	49	
16:15	1.	0	0	0	0	0	0	0	1	3	23	14	20	9	1	1	0	72	
	2.	0	0	0	0	0	0	0	1	7	8	6	12	5	0	0	1	40	
16:30	1.	0	0	0	0	0	0	0	0	0	5	17	24	13	11	1	0	71	
	2.	0	0	0	0	0	0	0	3	9	13	13	6	7	1	1	0	53	
16:45	1.	0	0	0	0	1	1	1	1	6	10	19	24	13	6	2	0	84	
	2.	0	0	0	0	0	1	3	1	7	16	16	7	7	3	0	0	61	
17:00	1.	0	0	0	0	0	0	0	0	1	6	27	29	14	2	2	0	81	
	2.	0	0	0	0	0	0	0	0	9	20	11	11	10	0	1	1	63	
17:15	1.	0	0	0	0	0	0	0	0	1	7	21	23	12	6	1	3	74	
	2.	0	0	0	0	0	0	2	0	7	10	14	10	6	2	2	1	54	
17:30	1.	0	0	0	0	1	0	0	0	0	8	15	20	16	4	3	0	67	
	2.	0	0	0	0	0	0	0	0	2	9	5	9	3	1	2	0	31	
17:45	1.	0	0	0	0	0	0	1	0	0	5	20	14	8	6	2	0	56	
	2.	0	0	0	0	0	0	0	0	0	12	11	14	0	1	0	0	38	
18:00	1.	0	0	0	0	0	0	0	0	1	2	16	16	10	3	0	0	48	
	2.	0	0	0	0	0	0	0	1	14	13	10	5	2	2	0	0	47	
18:15	1.	0	0	0	0	2	1	1	1	1	5	6	15	4	0	0	1	37	
	2.	0	0	0	0	3	0	1	3	3	7	12	6	2	1	1	0	39	
18:30	1.	0	0	0	0	0	0	0	2	1	6	6	15	10	1	0	0	41	
	2.	0	0	0	0	0	0	1	0	3	10	14	3	5	0	1	1	38	
18:45	1.	0	0	0	0	0	0	0	0	0	3	8	11	13	6	2	2	45	
	2.	0	0	0	0	0	0	1	1	5	7	3	4	1	0	1	1	24	
19:00	1.	0	0	0	0	0	0	0	1	1	1	7	11	2	4	0	1	28	
	2.	0	0	0	0	0	0	0	5	3	8	5	3	1	1	0	0	26	
19:15	1.	0	0	0	0	0	0	0	0	1	6	10	11	4	2	1	6	41	
	2.	0	0	0	0	0	0	0	3	7	2	1	7	2	1	0	1	24	
19:30	1.	0	0	0	0	0	1	0	0	0	6	6	6	6	3	2	2	32	
	2.	0	0	0	0	0	0	0	2	11	7	6	2	3	3	0	0	34	
19:45	1.	0	0	0	0	2	0	0	0	1	1	3	11	8	2	2	0	30	
	2.	0	0	0	0	0	0	0	2	5	9	4	5	0	0	0	0	25	
20:00	1.	0	0	0	0	0	0	0	0	0	4	7	11	8	1	2	1	34	
	2.	0	0	0	0	0	0	0	1	2	8	3	0	2	1	1	1	19	
20:15	1.	0	0	0	0	0	0	0	1	3	4	10	9	7	2	0	0	36	

Date	Time	Lane	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10	#11	#12	#13	#14	#15	#16	Total
			0-19.9	20-24.9	25-29.9	30-34.9	35-39.9	40-44.9	45-49.9	50-54.9	55-59.9	60-64.9	65-69.9	70-74.9	75-79.9	80-84.9	85-89.9	Other	
07/24/24	20:15	2.	0	0	0	0	0	0	0	2	5	5	4	6	3	0	1	0	26
Wed	20:30	1.	0	0	0	0	0	0	0	0	2	7	8	9	7	1	0	0	34
		2.	0	0	0	0	0	0	2	0	5	1	5	2	0	0	0	0	15
	20:45	1.	0	0	0	0	0	0	0	0	0	0	5	5	2	0	1	1	14
		2.	0	0	0	0	0	0	0	0	2	1	4	3	3	2	0	0	15
21:00	1.	0	0	0	0	0	0	0	1	1	3	1	9	8	4	1	0	0	28
	2.	0	0	0	0	0	0	0	0	1	0	4	8	1	1	1	0	0	16
21:15	1.	0	0	0	0	0	0	0	0	1	3	6	6	2	0	0	0	0	18
	2.	0	0	0	0	0	0	0	0	2	4	3	1	4	0	1	0	0	15
21:30	1.	0	0	0	0	0	0	0	0	1	0	2	8	4	2	1	0	0	18
	2.	0	0	0	0	0	0	0	0	0	3	1	1	0	2	1	0	0	8
21:45	1.	0	0	0	0	0	0	0	0	2	2	5	1	1	1	1	1	1	14
	2.	0	0	0	0	0	0	0	0	1	0	3	4	5	1	0	0	0	14
22:00	1.	0	0	0	0	0	0	0	0	0	3	0	5	1	0	1	0	0	10
	2.	0	0	0	0	0	0	0	0	2	0	1	3	0	1	0	0	0	7
22:15	1.	0	0	0	0	0	0	0	1	0	1	1	2	1	2	1	0	0	9
	2.	0	0	0	0	0	0	0	0	1	1	5	1	2	3	0	0	0	13
22:30	1.	0	0	0	0	0	0	0	0	0	1	2	0	0	4	1	1	0	9
	2.	0	0	0	0	0	0	0	0	2	4	2	2	0	0	0	0	0	10
22:45	1.	0	0	0	0	0	0	0	0	0	1	4	2	5	1	1	1	1	16
	2.	0	0	0	0	0	0	0	0	0	1	0	2	1	0	1	0	0	5
23:00	1.	0	0	0	0	0	0	0	0	0	0	2	1	2	0	0	1	0	6
	2.	0	0	0	0	0	0	1	0	1	1	0	1	1	0	0	0	0	5
23:15	1.	0	0	0	0	0	0	0	0	0	0	2	1	0	1	0	1	0	5
	2.	0	0	0	0	0	0	0	0	0	1	1	1	0	0	0	0	0	3
23:30	1.	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
	2.	0	0	0	0	0	0	0	0	0	1	2	3	0	0	1	1	0	8
23:45	1.	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2
	2.	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	1	3
DailyTotal:			2	1	0	1	12	24	47	163	517	979	1077	921	471	173	65	46	4499
Percent:			0%	0%	0%	0%	0%	1%	1%	4%	11%	22%	24%	20%	10%	4%	1%	1%	
Cum.Percent:			0%	0%	0%	0%	0%	1%	2%	6%	17%	39%	63%	83%	94%	98%	99%	100%	
Average:			0	0	0	0	0	0	1	3	9	17	19	16	8	3	1	1	78

AverageSpeed	66.5kph	15%Speed:	59.1kph	50%Speed:	67.4kph	85%Speed:	76.0kph
				20kphPace: 55.1-75.0(77.7%)			

07/25/24	00:00	1.	0	0	0	0	0	0	0	0	2	0	0	0	1	0	0	0	3
Thu		2.	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
		00:15	1.	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0
		2.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		00:30	1.	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0
		2.	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1
		00:45	1.	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
		2.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		01:00	1.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		2.	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	2
		01:15	1.	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0
		2.	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1

Date	Time	Lane	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10	#11	#12	#13	#14	#15	#16	Total
			0-19.9	20-24.9	25-29.9	30-34.9	35-39.9	40-44.9	45-49.9	50-54.9	55-59.9	60-64.9	65-69.9	70-74.9	75-79.9	80-84.9	85-89.9	Other	
07/25/24 Thu	01:30	1.	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1	0	2
		2.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	01:45	1.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		2.	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	2
	02:00	1.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		2.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	02:15	1.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		2.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	02:30	1.	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
		2.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	02:45	1.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		2.	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
	03:00	1.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		2.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	03:15	1.	0	0	0	0	0	0	0	0	0	1	0	0	0	2	0	0	3
		2.	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
	03:30	1.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		2.	0	0	0	0	0	0	0	0	0	1	0	0	1	1	0	0	3
	03:45	1.	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	2
		2.	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1
	04:00	1.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		2.	0	0	0	0	0	0	0	0	1	1	0	0	0	0	1	1	4
	04:15	1.	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	1	3
		2.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	04:30	1.	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
		2.	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
	04:45	1.	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
		2.	0	0	0	0	0	0	0	0	0	1	0	1	0	0	1	1	4
	05:00	1.	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
		2.	0	0	0	0	0	0	0	0	2	0	3	1	0	0	0	0	6
	05:15	1.	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
		2.	0	0	0	0	0	0	0	0	0	0	0	1	1	1	1	0	4
	05:30	1.	0	0	0	0	0	0	0	0	0	1	1	1	1	1	0	1	6
		2.	0	0	0	0	0	0	0	0	0	2	2	3	3	4	2	0	16
	05:45	1.	0	0	0	0	0	0	0	0	0	0	3	1	2	0	0	1	7
		2.	0	0	0	0	0	0	0	0	1	3	5	3	1	1	0	1	15
	06:00	1.	0	0	0	0	0	0	0	0	0	4	0	2	3	5	2	2	18
		2.	0	0	0	0	0	1	0	0	1	0	0	6	1	1	0	3	13
	06:15	1.	0	0	0	0	0	0	0	0	0	2	2	3	4	2	1	0	14
		2.	0	0	0	0	0	0	0	1	0	4	7	8	5	2	0	0	27
	06:30	1.	0	0	0	0	0	0	0	0	1	5	3	2	4	0	1	2	18
		2.	0	0	0	0	0	0	0	0	3	12	7	3	3	2	1	0	31
06:45	1.	0	0	0	0	0	0	0	0	0	1	1	3	1	1	1	1	9	
	2.	0	0	0	0	0	0	1	3	8	5	10	5	9	3	0	0	44	
07:00	1.	0	0	0	0	0	0	0	0	1	3	2	5	4	0	3	0	18	
	2.	0	0	0	0	0	0	0	8	10	3	9	5	4	1	2	0	42	
07:15	1.	0	0	0	0	0	0	0	0	0	0	10	5	3	1	0	0	19	
	2.	0	0	0	0	0	0	0	0	1	4	8	12	5	4	0	0	34	
07:30	1.	0	0	0	0	0	0	0	0	0	5	6	12	5	0	0	0	28	
	2.	0	0	0	0	0	0	0	2	4	15	11	7	7	4	0	0	50	

Date	Time	Lane	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10	#11	#12	#13	#14	#15	#16	Total
			0-19.9	20-24.9	25-29.9	30-34.9	35-39.9	40-44.9	45-49.9	50-54.9	55-59.9	60-64.9	65-69.9	70-74.9	75-79.9	80-84.9	85-89.9	Other	
07/25/24	07:45	1.	0	0	0	0	0	0	0	0	3	0	2	4	2	4	1	0	16
Thu		2.	0	0	0	0	0	0	0	4	14	17	9	17	7	4	1	2	75
	08:00	1.	0	0	0	0	0	0	0	1	0	1	2	3	3	2	0	1	13
		2.	0	0	0	0	0	0	2	9	4	7	10	7	2	3	0	0	44
	08:15	1.	0	0	0	0	0	1	1	0	1	6	7	9	4	1	1	0	31
		2.	0	1	0	0	0	0	0	2	7	15	11	8	7	1	1	0	53
	08:30	1.	0	0	0	0	0	0	0	0	5	7	7	3	2	0	2	2	28
		2.	1	0	0	0	0	1	2	5	12	19	9	9	4	3	0	1	66
	08:45	1.	0	0	0	0	0	0	0	0	0	13	12	11	7	0	0	0	43
		2.	0	0	0	0	0	0	0	3	7	8	17	8	7	5	1	0	56
	09:00	1.	0	0	0	0	1	0	0	0	0	2	7	6	3	0	0	0	19
		2.	0	0	0	0	0	2	6	3	14	17	10	8	3	0	0	0	63
	09:15	1.	0	0	0	0	0	1	0	1	0	5	5	6	7	2	0	0	27
		2.	0	0	0	0	0	0	2	10	14	7	11	4	4	0	0	0	52
	09:30	1.	0	0	0	0	0	0	0	1	1	7	16	9	7	1	0	0	42
		2.	0	0	0	0	0	0	0	3	11	17	9	6	1	2	0	0	49
	09:45	1.	0	0	0	0	0	0	0	0	3	8	11	13	2	3	0	1	41
		2.	0	0	0	0	0	0	0	3	13	29	7	4	3	1	0	0	60
	10:00	1.	0	0	0	0	0	1	1	0	9	14	13	6	0	2	0	0	46
		2.	1	0	0	0	0	0	0	5	14	9	8	6	1	0	0	0	44
	10:15	1.	0	0	0	0	0	0	0	0	1	10	12	4	0	0	0	0	27
		2.	0	0	0	0	0	0	1	12	15	13	6	4	3	2	0	0	56
	10:30	1.	0	0	0	0	0	0	0	0	1	7	16	6	2	1	0	1	34
		2.	0	0	0	0	0	0	0	1	11	15	16	6	2	1	0	0	52
	10:45	1.	0	0	0	0	0	0	0	0	0	10	10	12	1	0	0	0	33
		2.	0	0	0	0	0	0	1	2	12	16	14	6	4	0	0	0	55
	11:00	1.	0	0	0	0	1	0	0	0	4	12	15	8	4	3	0	1	48
		2.	0	0	0	0	0	0	0	1	6	10	15	8	7	1	0	0	48
	11:15	1.	0	0	0	0	0	0	0	1	3	11	15	6	4	0	1	0	41
		2.	0	0	0	0	0	1	0	1	5	9	13	5	6	0	2	0	42
	11:30	1.	0	0	0	0	0	0	0	0	9	17	19	7	7	2	1	0	62
		2.	0	0	0	0	0	0	0	1	8	21	8	10	5	0	0	1	54
	11:45	1.	0	0	0	0	0	0	0	1	4	7	26	16	7	0	1	1	63
		2.	0	0	0	0	0	0	0	2	10	11	7	4	3	1	1	0	39
	12:00	1.	0	0	0	0	0	0	0	0	6	12	14	14	6	2	1	1	56
		2.	0	0	0	0	0	0	0	4	12	18	9	2	4	0	0	0	49
	12:15	1.	0	0	0	0	1	0	0	1	2	15	19	17	7	0	0	0	62
		2.	0	0	0	0	0	0	1	1	4	19	14	5	2	1	0	0	47
	12:30	1.	0	0	0	0	0	0	0	0	0	12	13	13	4	1	0	0	43
		2.	0	0	0	0	0	0	3	1	12	13	17	2	3	0	0	0	51
	12:45	1.	0	0	0	0	0	0	0	0	1	10	19	12	9	3	1	5	60
		2.	0	0	0	0	0	1	5	4	9	23	10	4	2	3	2	1	64
	13:00	1.	0	0	0	0	0	0	0	0	0	5	13	11	4	1	2	1	37
		2.	0	0	0	0	0	0	0	4	9	14	11	6	3	1	0	0	48
	13:15	1.	0	0	0	0	0	0	0	1	4	9	16	12	4	3	1	1	51
		2.	0	0	0	0	0	0	0	3	4	16	8	9	3	1	0	0	44
	13:30	1.	0	0	0	0	0	0	0	1	3	4	12	22	7	0	0	0	49
		2.	0	0	0	0	0	0	0	5	9	8	8	4	2	1	0	0	37
	13:45	1.	0	0	0	0	0	0	0	5	2	8	9	11	5	3	0	1	44
		2.	0	0	0	0	0	0	0	1	8	13	15	2	2	4	0	0	45

Date	Time	Lane	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10	#11	#12	#13	#14	#15	#16	Total
			0-19.9	20-24.9	25-29.9	30-34.9	35-39.9	40-44.9	45-49.9	50-54.9	55-59.9	60-64.9	65-69.9	70-74.9	75-79.9	80-84.9	85-89.9	Other	
07/25/24	14:00	1.	0	0	0	0	0	0	0	0	1	6	22	12	0	1	0	1	43
Thu		2.	0	0	0	0	0	0	0	2	7	16	11	6	1	0	1	0	44
	14:15	1.	0	0	0	0	0	0	0	0	3	10	30	15	5	0	1	1	65
		2.	0	0	0	0	0	0	1	14	15	23	6	5	5	3	0	0	72
	14:30	1.	0	0	0	0	0	0	0	0	0	14	25	12	8	2	0	0	61
		2.	0	0	0	0	0	0	0	2	6	19	16	5	4	3	0	0	55
	14:45	1.	0	0	0	0	0	0	0	0	0	17	28	11	10	3	1	1	71
		2.	0	0	0	0	0	0	1	2	13	14	9	5	1	3	1	0	49
	15:00	1.	0	0	0	0	0	0	0	0	3	10	17	18	11	3	0	0	62
		2.	0	0	0	0	0	0	0	2	12	22	11	8	6	0	1	0	62
	15:15	1.	0	0	0	0	0	0	0	1	1	6	19	22	12	4	3	0	68
		2.	0	0	0	0	0	0	0	0	9	21	8	2	3	0	1	1	45
	15:30	1.	0	0	0	0	0	1	0	1	3	7	15	18	8	3	1	0	57
		2.	0	0	0	0	0	0	0	0	9	23	18	8	8	4	0	0	70
	15:45	1.	0	0	0	0	0	0	0	0	1	11	22	23	13	3	0	0	73
		2.	0	0	0	0	0	0	5	2	7	13	14	3	7	1	0	1	53
	16:00	1.	0	0	0	0	0	0	0	0	0	7	15	27	11	4	3	0	67
		2.	0	0	0	0	0	0	0	3	3	19	10	9	5	0	0	1	50
	16:15	1.	0	0	0	0	0	0	0	2	1	16	27	21	10	4	3	0	84
		2.	0	0	0	0	0	0	1	4	7	11	16	9	2	5	1	0	56
	16:30	1.	0	0	0	0	0	1	0	0	1	17	29	23	12	4	1	1	89
		2.	0	0	0	0	0	1	0	0	1	8	15	8	4	2	0	0	39
	16:45	1.	0	0	0	0	0	0	0	3	3	9	24	26	10	9	0	1	85
		2.	0	0	0	0	0	0	0	5	15	19	15	5	1	3	0	2	65
	17:00	1.	0	0	0	0	0	0	0	0	1	13	23	18	8	3	0	1	67
		2.	0	0	0	0	0	0	0	5	17	17	15	8	7	1	1	0	71
	17:15	1.	0	0	0	0	0	0	0	0	1	15	21	20	17	4	0	1	79
		2.	0	0	0	0	0	0	0	1	2	7	9	2	4	1	1	1	28
	17:30	1.	0	0	0	0	0	0	0	0	1	5	17	14	10	3	1	0	51
		2.	0	0	0	0	0	0	0	1	8	12	9	3	4	1	2	0	40
	17:45	1.	0	0	0	0	0	0	0	2	5	9	12	19	9	2	3	0	61
		2.	0	0	0	0	0	0	0	1	4	5	10	4	5	3	0	0	32
	18:00	1.	0	0	0	0	0	0	0	0	3	1	11	19	10	3	2	1	50
		2.	0	0	0	0	0	1	2	5	11	12	9	2	5	4	1	0	52
	18:15	1.	0	0	0	0	0	0	1	0	0	3	15	22	5	1	2	1	50
		2.	0	0	0	0	0	0	0	1	3	5	4	6	3	1	0	0	23
	18:30	1.	0	0	0	0	0	0	0	0	0	5	11	12	6	1	2	3	40
		2.	0	0	0	0	0	0	1	2	9	5	4	4	3	0	2	0	30
	18:45	1.	0	0	0	0	0	0	0	0	1	4	7	8	9	6	0	0	35
		2.	0	0	0	0	0	0	0	3	5	8	4	5	1	2	1	1	30
	19:00	1.	0	0	0	0	0	0	0	1	1	7	10	8	2	4	1	0	34
		2.	0	0	0	0	0	0	0	0	2	8	3	2	0	2	1	0	18
	19:15	1.	0	0	0	0	0	0	0	0	1	1	7	6	7	5	0	1	28
		2.	0	0	0	0	0	0	1	2	9	5	8	0	4	0	0	0	29
	19:30	1.	0	0	0	0	0	0	0	0	0	0	8	11	6	4	1	1	31
		2.	0	0	0	0	0	0	0	1	5	7	4	8	3	2	0	0	30
	19:45	1.	0	0	0	0	0	0	0	0	1	5	9	5	3	3	3	1	30
		2.	0	0	0	0	0	0	1	7	6	7	7	1	1	5	0	0	35
	20:00	1.	0	0	0	0	0	0	0	0	0	8	6	7	7	0	2	0	30
		2.	0	0	0	0	0	0	0	1	10	6	3	1	0	0	0	0	21

Date	Time	Lane	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10	#11	#12	#13	#14	#15	#16	Total
			0-19.9	20-24.9	25-29.9	30-34.9	35-39.9	40-44.9	45-49.9	50-54.9	55-59.9	60-64.9	65-69.9	70-74.9	75-79.9	80-84.9	85-89.9	Other	
07/25/24	20:15	1.	0	0	0	0	1	0	0	0	0	4	7	10	7	1	0	0	30
Thu		2.	0	0	0	0	0	0	1	1	6	2	5	4	3	0	0	1	23
	20:30	1.	0	0	0	0	0	0	0	0	0	4	3	12	10	1	1	0	31
		2.	0	0	0	0	0	0	0	3	5	5	5	4	0	0	0	0	22
	20:45	1.	0	0	0	0	0	0	0	0	0	4	4	5	3	1	0	0	17
		2.	0	0	0	0	0	0	0	1	2	4	3	2	4	1	0	1	18
	21:00	1.	0	0	0	0	0	0	0	0	1	5	5	3	2	3	0	0	19
		2.	0	0	0	0	0	0	1	2	1	3	4	0	1	0	0	0	12
	21:15	1.	0	0	0	0	0	0	0	0	0	2	8	5	3	2	1	0	21
		2.	0	0	0	0	0	0	0	0	5	3	3	2	2	2	0	0	17
	21:30	1.	0	0	0	0	0	0	0	2	1	4	2	3	2	2	1	0	17
		2.	0	0	0	0	0	0	1	1	2	3	3	2	1	1	0	1	15
	21:45	1.	0	0	0	0	0	0	0	0	1	0	3	4	3	2	0	0	13
		2.	0	0	0	0	0	0	0	0	2	5	2	0	2	1	0	0	12
	22:00	1.	0	0	0	0	0	0	0	0	1	2	4	4	1	1	0	2	15
		2.	0	0	0	0	0	0	0	0	4	2	2	0	1	0	1	2	12
	22:15	1.	0	0	0	0	0	0	1	0	3	2	0	0	1	0	0	2	9
		2.	0	0	0	0	0	0	0	0	1	2	3	0	0	0	1	0	7
	22:30	1.	0	0	0	0	0	0	0	1	0	0	2	1	1	1	1	0	7
		2.	0	0	0	0	0	0	0	0	1	1	0	0	1	0	0	0	3
	22:45	1.	0	0	0	0	0	0	0	0	0	0	4	1	2	1	0	1	9
		2.	0	0	0	0	0	0	0	0	1	0	1	2	0	0	0	0	4
	23:00	1.	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	1	3
		2.	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0	1	3
	23:15	1.	0	0	0	0	0	0	0	0	0	1	0	2	1	0	0	0	4
		2.	0	0	0	0	0	0	0	1	0	0	0	2	0	0	1	0	4
	23:30	1.	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	2
		2.	0	0	0	0	0	0	0	0	0	1	4	0	0	0	0	0	5
	23:45	1.	0	0	0	0	0	0	0	1	0	0	0	2	0	0	1	0	4
		2.	0	0	0	0	0	0	0	1	0	0	3	1	0	1	0	0	6
DailyTotal:			2	1	0	0	4	13	44	209	610	1230	1425	1078	616	257	91	70	5650
Percent:			0%	0%	0%	0%	0%	0%	1%	4%	11%	22%	25%	19%	11%	5%	2%	1%	
Cum.Percent:			0%	0%	0%	0%	0%	0%	1%	5%	16%	37%	63%	82%	93%	97%	99%	100%	
Average:			0	0	0	0	0	0	0	2	6	13	15	11	6	3	1	1	58

AverageSpeed	66.7kph	15%Speed:	59.7kph	50%Speed:	67.6kph	85%Speed:	76.7kph
				20kphPace: 60.1-80.0(77.0%)			

07/26/24	00:00	1.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fri		2.	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	2
	00:15	1.	0	0	0	0	0	0	0	0	0	0	0	1	2	0	0	0	3
		2.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	00:30	1.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
		2.	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	2
	00:45	1.	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	2
		2.	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	2
	01:00	1.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		2.	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
	01:15	1.	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2

Date	Time	Lane	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10	#11	#12	#13	#14	#15	#16	Total
			0-19.9	20-24.9	25-29.9	30-34.9	35-39.9	40-44.9	45-49.9	50-54.9	55-59.9	60-64.9	65-69.9	70-74.9	75-79.9	80-84.9	85-89.9	Other	
07/26/24	01:15	2.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fri	01:30	1.	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
		2.	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1
	01:45	1.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		2.	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
	02:00	1.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		2.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	02:15	1.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		2.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	02:30	1.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		2.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	02:45	1.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		2.	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
	03:00	1.	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
		2.	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
	03:15	1.	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
		2.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	03:30	1.	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
		2.	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	2
	03:45	1.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		2.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	04:00	1.	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
		2.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	04:15	1.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		2.	0	0	0	0	0	0	0	1	0	0	0	0	1	0	0	0	2
	04:30	1.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		2.	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	2
	04:45	1.	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	2
		2.	0	0	0	0	0	0	0	0	0	1	1	0	1	0	0	1	4
	05:00	1.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		2.	0	0	0	0	0	0	0	0	0	3	0	1	2	0	0	1	7
	05:15	1.	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
		2.	0	0	0	0	0	0	0	0	0	0	1	0	1	2	0	1	5
	05:30	1.	0	0	0	0	0	0	0	0	0	0	1	2	0	0	0	0	3
		2.	0	0	0	0	0	0	0	0	1	0	1	4	8	2	0	0	16
	05:45	1.	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	2
		2.	0	0	0	0	0	0	0	1	0	1	4	6	2	0	2	0	16
	06:00	1.	0	0	0	0	0	0	0	0	1	0	1	2	1	2	0	1	8
		2.	0	0	0	0	0	0	0	2	3	2	1	3	2	0	1	1	15
	06:15	1.	0	0	0	0	0	0	0	0	0	0	3	1	3	1	1	1	10
		2.	0	0	0	0	0	0	0	0	0	0	2	4	9	2	1	1	19
	06:30	1.	0	0	0	0	0	0	0	0	0	3	3	0	4	4	0	0	14
		2.	0	0	0	0	0	0	0	0	3	7	7	9	10	1	1	0	38
	06:45	1.	0	0	0	0	0	0	0	0	0	1	5	6	1	1	4	0	18
		2.	0	0	0	0	0	0	0	0	2	6	4	9	4	3	1	3	32
	07:00	1.	0	0	0	0	0	0	0	0	1	1	0	4	3	2	1	0	12
		2.	0	0	0	0	0	0	0	1	8	6	7	1	4	1	0	0	28
	07:15	1.	0	0	0	0	0	0	0	1	2	1	2	9	1	0	0	0	16
		2.	0	0	0	0	0	0	0	0	2	7	4	5	7	4	2	1	32
	07:30	1.	0	0	0	0	0	0	0	0	0	3	8	11	5	1	0	0	28

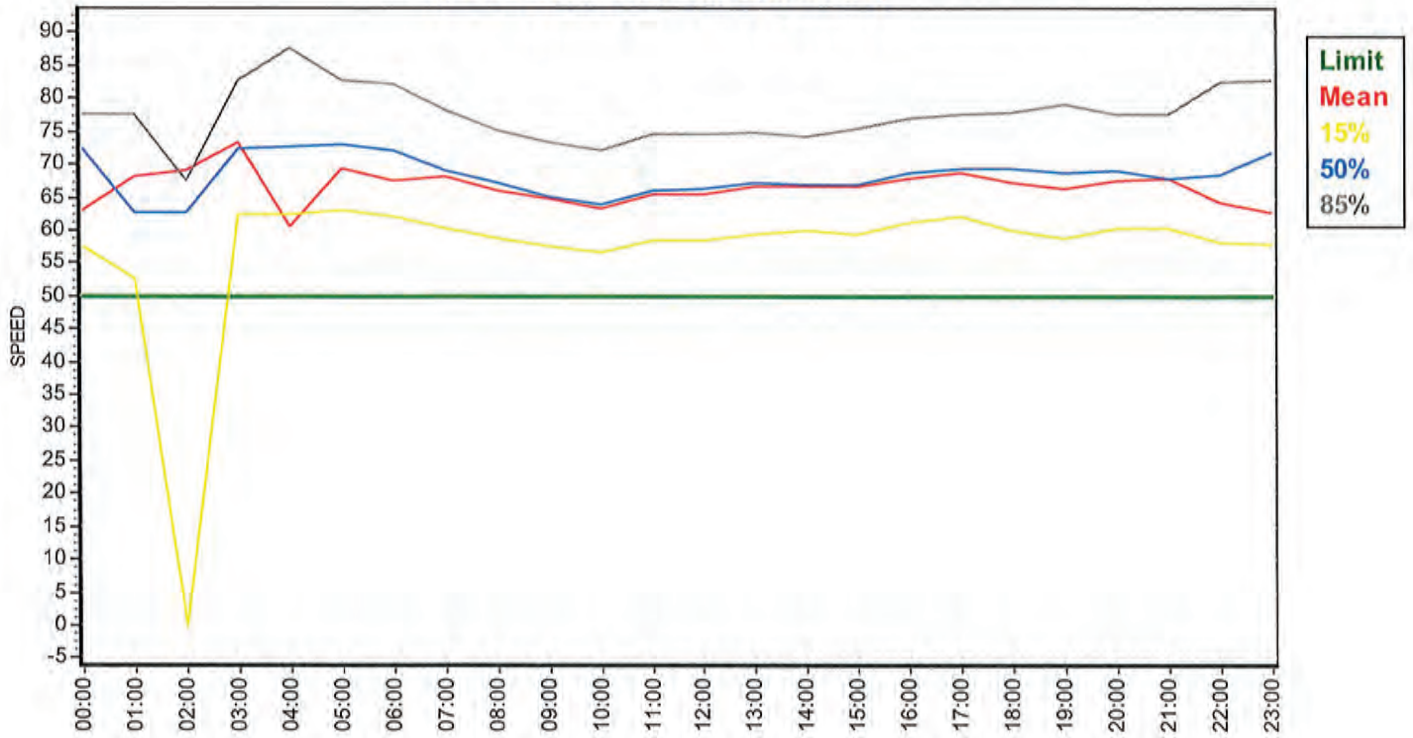
Date	Time	Lane	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10	#11	#12	#13	#14	#15	#16	Total	
			0-19.9	20-24.9	25-29.9	30-34.9	35-39.9	40-44.9	45-49.9	50-54.9	55-59.9	60-64.9	65-69.9	70-74.9	75-79.9	80-84.9	85-89.9	Other		
07/26/24	07:30	2.	0	0	0	0	0	0	0	1	3	15	10	9	6	4	3	2	53	
Fri	07:45	1.	0	0	0	0	0	0	0	0	0	0	0	6	6	4	2	1	1	20
		2.	0	0	0	0	0	0	0	0	1	8	16	15	1	0	3	4	1	49
	08:00	1.	0	0	0	0	0	0	0	0	0	1	1	5	12	2	1	0	2	24
		2.	0	0	0	0	0	0	0	0	1	3	14	16	8	8	1	0	1	52
	08:15	1.	0	0	0	0	0	0	0	0	2	4	7	14	3	0	0	0	0	30
		2.	0	0	0	0	0	0	0	0	1	8	11	5	7	3	1	0	0	36
	08:30	1.	0	0	0	0	0	0	1	0	0	6	9	9	7	3	0	1	1	37
		2.	0	0	0	0	0	0	0	1	2	7	14	12	9	3	1	1	0	50
	08:45	1.	0	0	0	0	0	0	0	2	3	3	12	8	11	1	1	0	0	41
		2.	0	0	0	0	0	0	0	0	1	15	17	22	19	3	1	0	0	78
	09:00	1.	0	0	0	0	0	0	1	0	0	0	8	10	10	4	2	2	0	37
		2.	0	0	0	0	0	0	0	1	0	8	23	16	6	1	1	0	1	57
DailyTotal:			0	0	0	0	0	2	4	17	81	188	209	198	122	50	28	21	920	
Percent:			0%	0%	0%	0%	0%	0%	0%	2%	9%	20%	23%	22%	13%	5%	3%	2%		
Cum.Percent:			0%	0%	0%	0%	0%	0%	1%	3%	11%	32%	54%	76%	89%	95%	98%	100%		
Average:			0	0	0	0	0	0	0	0	2	5	6	5	3	1	1	1	24	

AverageSpeed 67.4kph	15%Speed: 61.1kph	50%Speed: 69.0kph	85%Speed: 78.3kph
20kphPace: 60.1-80.0(77.9%)			

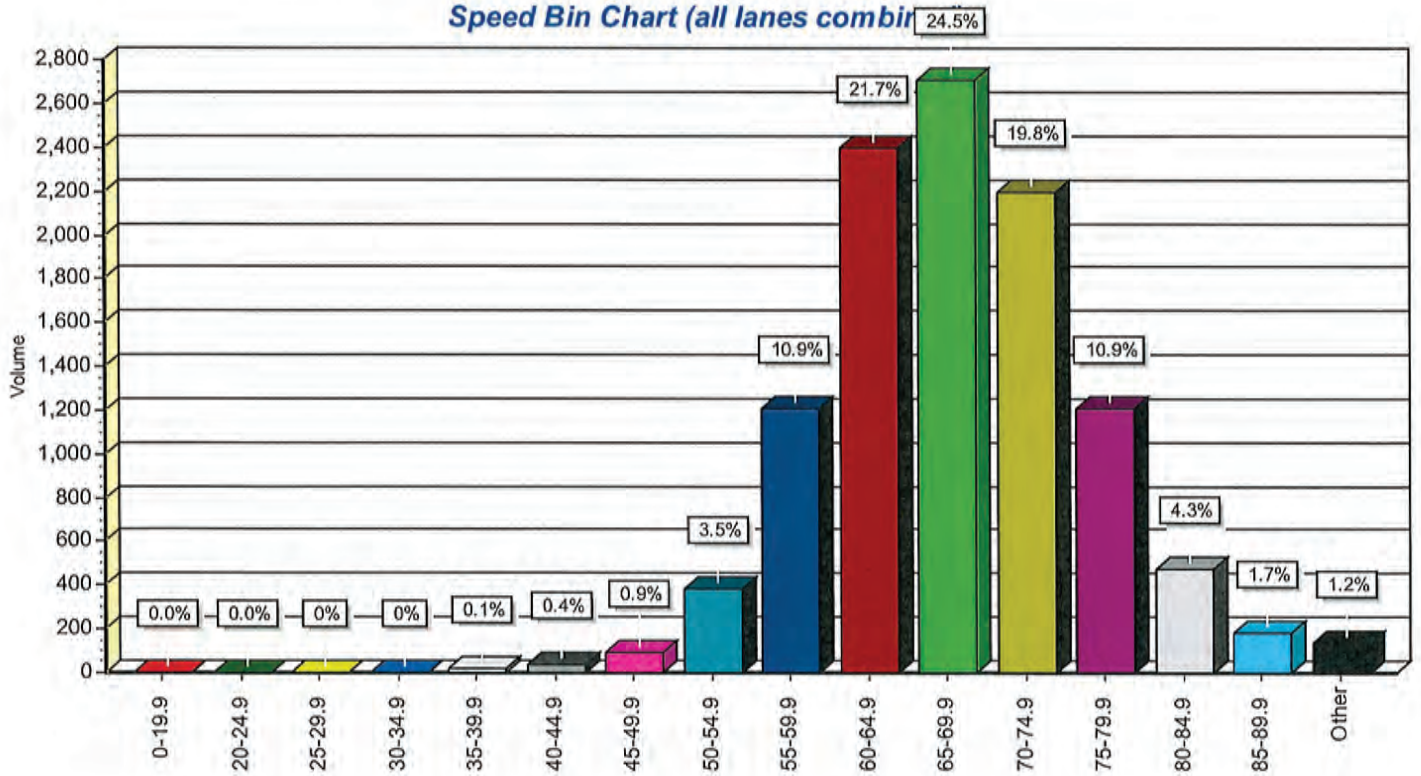
Special Speed Study Summary: 69 - 2024/07/24

Description	Lane	#1 0 - 19.9	#2 20 - 24.9	#3 25 - 29.9	#4 30 - 34.9	#5 35 - 39.9	#6 40 - 44.9	#7 45 - 49.9	#8 50 - 54.9	#9 55 - 59.9	#10 60 - 64.9	#11 65 - 69.9	#12 70 - 74.9	#13 75 - 79.9	#14 80 - 84.9	#15 85 - 89.9	#16 Other	Total
Grand Total : #1		0	0	0	1	12	21	19	58	219	899	1542	1463	759	289	118	81	5481
Percent :		0%	0%	0%	0%	0%	0%	0%	1%	4%	16%	28%	27%	14%	5%	2%	1%	
Cum. Percent :		0%	0%	0%	0%	0%	1%	1%	2%	6%	22%	51%	77%	91%	96%	99%	100%	
Average :		0	0	0	0	0	0	0	0	1	5	8	8	4	2	1	0	29
ADT = 2784		Average Speed 68.8 kph				15% Speed : 62.8 kph				50% Speed : 69.9 kph				85% Speed : 77.9 kph				
		20kph Pace: 60.1 - 80.0 (85.1%)																
Grand Total : #2		4	2	0	0	4	18	76	331	989	1498	1169	734	450	191	66	56	5588
Percent :		0%	0%	0%	0%	0%	0%	1%	6%	18%	27%	21%	13%	8%	3%	1%	1%	
Cum. Percent :		0%	0%	0%	0%	0%	1%	2%	8%	25%	52%	73%	86%	94%	98%	99%	100%	
Average :		0	0	0	0	0	0	0	2	5	8	6	4	2	1	0	0	28
ADT = 2838		Average Speed 64.6 kph				15% Speed : 57.2 kph				50% Speed : 64.6 kph				85% Speed : 74.5 kph				
		20kph Pace: 55.1 - 75.0 (78.6%)																
Comb. Total :		4	2	0	1	16	39	95	389	1208	2397	2711	2197	1209	480	184	137	11069
Percent :		0%	0%	0%	0%	0%	0%	1%	4%	11%	22%	24%	20%	11%	4%	2%	1%	
Cum. Percent :		0%	0%	0%	0%	0%	1%	1%	5%	16%	38%	62%	82%	93%	97%	99%	100%	
Average :		0	0	0	0	0	0	1	2	6	13	14	12	6	3	1	1	59
ADT = 5622		Average Speed 66.6 kph				15% Speed : 59.7 kph				50% Speed : 67.6 kph				85% Speed : 76.6 kph				
		20kph Pace: 60.1 - 80.0 (76.9%)																

Speed Percent vs. Time (all lanes)



Speed Bin Chart (all lanes combined)



ATTACHMENT B

Left Turn Warrants

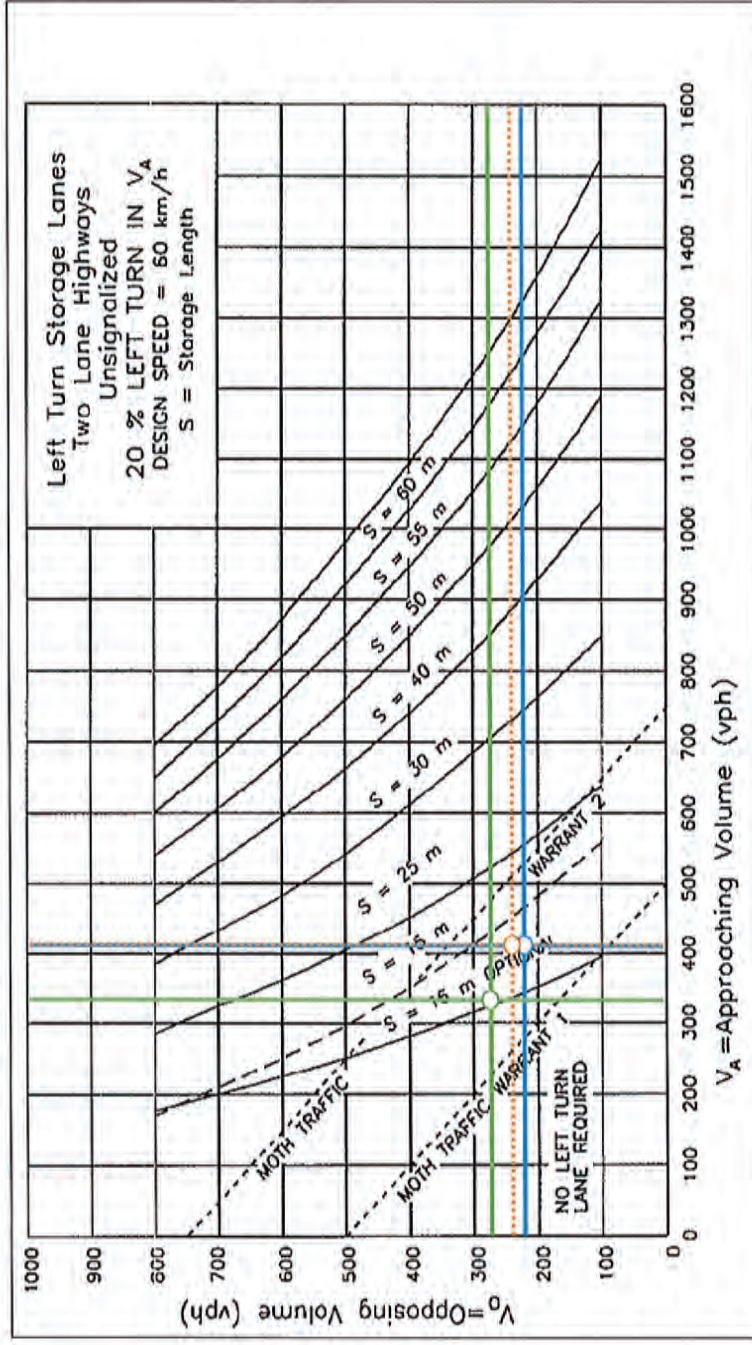
Left Turn Warrants from Highway Engineering Design Manual, Section 735 (MoTT, 1997)

NB Peak Hour			
Variable	Units	Quantity	
Approaching Volume, V_A	veh/h	413	
Opposing Volume, V_O	veh/h	215	
Left-Turning Volume, V_L	veh/h	80	
Directional Split (Advancing) **	%	19%	
Design Speed	km/h	60	

SB Peak Hour			
Variable	Units	Quantity	
Approaching Volume, V_A	veh/h	334	
Opposing Volume, V_O	veh/h	269	
Left-Turning Volume, V_L	veh/h	80	
Directional Split (Advancing) **	%	24%	
Design Speed	km/h	49%	
	km/h	60	

Two-Way Peak Hour			
Variable	Units	Quantity	
Approaching Volume, V_A	veh/h	412	
Opposing Volume, V_O	veh/h	236	
Left-Turning Volume, V_L	veh/h	80	
Directional Split (Advancing) **	%	19%	
Design Speed	km/h	58%	
	km/h	60	

** Percent of vehicles approaching excluding left turning volumes



Statement of Limitations

ATTACHMENT C

Statement of Limitations

Use of this Technical Memo. This technical memo was prepared by McElhanney Ltd. ("McElhanney") for the particular site, design objective, development and purpose (the "Project") described in this technical memo and for the exclusive use of the client identified in this technical memo (the "Client"). The data, interpretations and recommendations pertain to the Project and are not applicable to any other project or site location and this technical memo may not be reproduced, used or relied upon, in whole or in part, by a party other than the Client, without the prior written consent of McElhanney. The Client may provide copies of this technical memo to its affiliates, contractors, subcontractors and regulatory authorities for use in relation to and in connection with the Project provided that any reliance, unauthorized use, and/or decisions made based on the information contained within this technical memo are at the sole risk of such parties. McElhanney will not be responsible for the use of this technical memo on projects other than the Project, where this technical memo or the contents hereof have been modified without McElhanney's consent, to the extent that the content is in the nature of an opinion, and if the technical memo is preliminary or draft. This is a technical document and is not a legal representation or interpretation of laws, rules, regulations, or policies of governmental agencies.

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Information from Client and Third Parties. McElhanney has relied in good faith on information provided by the Client and third parties noted in this technical memo and has assumed such information to be accurate, complete, reliable, non-fringing, and fit for the intended purpose without independent verification. McElhanney accepts no responsibility for any deficiency, misstatements or inaccuracy contained in this technical memo as a result of omissions or errors in information provided by third parties or for omissions, misstatements or fraudulent acts of persons interviewed.

Effect of Changes. All evaluations and conclusions stated in this technical memo are based on facts, observations, site-specific details, legislation and regulations as they existed at the time of the technical memo preparation. Some conditions are subject to change over time and the Client recognizes that the passage of time, natural occurrences, and direct or indirect human intervention at or near the site may substantially alter such evaluations and conclusions. McElhanney should be requested to re-evaluate the conclusions of this technical memo and to provide amendments as required prior to any reliance upon the information presented herein upon any of the following events: a) any changes (or possible changes) as to the site, purpose, or development plans upon which this technical memo was based, b) any changes to applicable laws subsequent to the issuance of the technical memo.

Independent Judgments. McElhanney will not be responsible for the independent conclusions, interpretations, interpolations and/or decisions of the Client, or others, who may come into possession of this technical memo, or any part thereof. This restriction of liability includes decisions made to purchase, finance or sell land or with respect to public offerings for the sale of securities.





The Corporation of the District of North Cowichan

Zoning Amendment Bylaw

BYLAW NO. 4030

A bylaw to amend the Conditions of Use of the Rural Zone (A2) for #2 – 6380 Lakes Road

The Council of The Corporation of The District of North Cowichan, enacts in open meeting assembled, as follows:

Citation

1 This Bylaw may be cited as “Zoning Amendment Bylaw No. 4030, 2025”.

Amendment

2 Zoning Bylaw 1997, No. 2950, Part 3 [Definitions] is amended by adding the following definition in the appropriate alphabetical order:

“**commercial assembly use**” means the rental of land, buildings and structures for the gathering of persons for weddings and other events;

3 Zoning Bylaw 1997, No. 2950, Section 21(4) [Minimum Required Off-Street Parking – Commercial] is amended by adding the following in the appropriate alphabetical order:

Commercial Assembly Use	1 space per each 10 m ² (215.3 sq. ft.) of gross floor area
-------------------------	--

4 Zoning Bylaw 1997, No. 2950, Section 52(8) [A2 Zone Conditions of Use], is amended by adding:

(j) *Commercial assembly use* for a maximum of 10 events with up to 80 attendees are permitted per year on #2 – 6380 Lakes Road (PID: 027-013-944 & Limited Common Property of Strata Lot 2, Plan VIS6242).

READ a first time on _____

READ a second time on _____

Notice that a public hearing is scheduled for this bylaw was posted to the municipality’s public notice board and on the municipality’s website on _____, 202_, and advertised on the municipality’s social media site on _____, 202_, and in the Cowichan Valley Citizen [if applicable, and the Chemainus Valley Courier] on _____, 202_.

CONSIDERED at a Public Hearing on _____.

READ a third time on _____.

COVENANT registered / subject conditions fulfilled on _____.
ADOPTED on _____.

CORPORATE OFFICER

PRESIDING MEMBER

COMMITTEE
RECOMMENDATIONS

graduate-level class project. Students Humberto Camacho, Carla Cruz, and Olivia Nguyen presented their findings to the Committee, received feedback, and responded to questions from the committee.

5. BUSINESS

5.1 Zoning Amendment Bylaw No. 4037, 2025, to Permit a Non-Soil-Based Cannabis Facility on 3925 Cowichan Lake Road

Rachel Pukesh, Development Planning Coordinator provided a verbal presentation and answered questions from the Committee.

IT WAS MOVED AND SECONDED:

THAT, recognizing Council's authority to consider the application, the Agricultural Advisory Committee supports the proposed site-specific zoning amendment to permit a non-soil-based cannabis production greenhouse on 3925 Cowichan Lake Road

(Opposed: Allingham)

CARRIED

Jennifer Woike joined the meeting at 1:49 p.m.

5.2 Zoning Amendment ZB000272 – Oak & Vine Estate

IT WAS MOVED AND SECONDED:

THAT the Committee provides the following comments to Council:

1. A favourable zoning decision should not necessarily be made in expectation of measurable agricultural gain at the site as a result.
2. Limited to 10 events per year
3. Event definition to indicate that events should be no more than 24 hours, including setup & takedown.
4. Permitted use to be contingent on maintenance of farm status.
5. Events should have an 80 person limit.
6. That the additional 5 community-based events are not included in Council's decision.

AND THAT Council endorses the inclusion within the Strategic Agricultural Plan review of policies regarding similar uses on rural properties, both within and outside the ALR.

(Opposed: Stafford)

CARRIED

Nick Neisingh left the meeting at 2:32 p.m.

5.3 2026 Agricultural Advisory Committee Meeting Schedule

IT WAS MOVED AND SECONDED:

THAT the Committee approve the following 2026 Agricultural Advisory Committee Schedule, as amended:

- Tuesday, January 20, at 4:30pm
- Tuesday, April 21, at 4:30pm
- Tuesday, July 21, at 4:30pm
- Tuesday, November 17, at 4:30pm

CARRIED

Don Maroc left the meeting at 3:08 p.m.

6. ADJOURNMENT

The meeting ended at 3:30 p.m.

Signed by Chair or Member Presiding

Certified by Recording Secretary

COUNCIL
RESOLUTIONS

10.4 Zoning Amendment Bylaw No. 4030, 2025 for introduction

IT WAS MOVED AND SECONDED:

THAT Council gives first and second readings to Zoning Amendment Bylaw No. 4030, 2025 to permit commercial assembly use at #2 – 6380 Lakes Road.

(Opposed: Douglas, Justice)

CARRIED

IT WAS MOVED AND SECONDED:

THAT Council requires shoulder pavement widening along Lakes Road in accordance with the recommendations of the Senior Manager of Transportation, to be completed to the satisfaction of the Engineering department prior to consideration of final adoption of zoning amendment.

(Opposed: Findlay, Manhas)

CARRIED

IT WAS MOVED AND SECONDED:

THAT Council directs staff to enter into a Good Neighbour Agreement with the applicant prior to business licence issuance.

CARRIED

IT WAS MOVED AND SECONDED:

THAT Council directs staff to schedule a public hearing for Zoning Amendment Bylaw No. 4030, 2025.

CARRIED

10.5 Zoning Amendment Bylaw No. 4037, 2025 for first two readings

IT WAS MOVED AND SECONDED:

THAT Council gives first reading to Zoning Amendment Bylaw No. 4037, 2025. CARRIED

IT WAS MOVED AND SECONDED:

THAT Council amends Zoning Amendment Bylaw No. 4037, 2025 by deleting the following words:

“(3) Despite Section 40.3 (1), a non-soil-based cannabis production facility is permitted on the following properties:

i. 3925 Cowichan Lake Road (PID 003-700-577).”

and inserting the following in its place:

“(3) Despite Section 40.3 (1), a non-soil-based cannabis production facility with a total maximum area not to exceed 270m² and a total maximum height not to exceed 5.2m is permitted on the following properties:

i. 3925 Cowichan Lake Road (PID 003-700-577).”

CARRIED

IT WAS MOVED AND SECONDED:

THAT Council gives second reading to Zoning Amendment Bylaw No. 4037, 2025, as amended.

CARRIED

IT WAS MOVED AND SECONDED:

THAT Council directs staff to schedule a Public Hearing for Zoning Amendment Bylaw No. 4037, 2025.

CARRIED

**ADDITIONAL
INFORMATION
FROM STAFF**

From: George Farkas <george.farkas@northcowichan.ca>

Sent: Monday, January 19, 2026 12:00 PM

To: Council <Council@northcowichan.ca>

Cc: Amanda Young <Amanda.Young@northcowichan.ca>

Subject: Supplementary Information to Council: Oak and Vine Application

Dear Council,

Numerous questions have arisen with respect to the municipality's regulatory/enforcement powers related to the Oak and Vine application (whether through Good Neighbor Agreements or through Section 219 Covenants); liquor licensing of the premises versus special licensing; and the ALC's interpretation on "events". Council should also be made aware that the Municipality has received correspondence from one of the neighbor's legal counsel raising numerous concerns (attached), including whether this zoning amendment would require an OCP amendment.

The email, below, provides a brief overview of each issue, and also suggests additional draft resolutions should Council wish to include additional regulatory provisions to the zoning amendment. [s. 14 legal advice](#)

Good Neighbour Agreement & Enforcement powers under the Business Licence Bylaw & Noise Bylaw

The Municipality has authority to regulate business and require conditions or restrictions under the Community Charter. The Charter allows a local government to establish a business regulation regime by way of adoption of a business licence bylaw. In said bylaw, the power of the Municipality to apply conditions or restrictions to a particular business licence should be articulated. The Municipality's current Business Licence Bylaw does give authority to require additional information or attach conditions to a licence in s.7.1, [s. 14 legal advice](#)

[s. 14 legal advice](#)

. In essence, the Municipality (Council) is well within its powers to require the GNA as a condition of rezoning, and while it would be best to undertake specific amendments to the Business Licence Bylaw to clearly articulate the authority and power of the Business Licence Inspector to prescribe specific conditions, a GNA required by Council

as a condition of rezoning or voluntarily entered into by the property owner sets out expectations that the Municipality can rely upon to identify when operations are falling outside of acceptable practice, and can be relied upon by a Business Licence Inspector to support a revocation of a licence. A limitation on a GNA that is not supported by an amendment to the Business Licence Bylaw is that the GNA would only be binding on the individual who signed it. If the property were sold and a new owner used it for a commercial assembly use, the Municipality could not require a GNA. The only way that the Municipality could require a GNA is if it is imposed as a condition of rezoning, or the Business Licence Bylaw is amended to authorize the imposition of conditions on a business licence in line with the requirements of the GNA.

The Municipality's Noise Bylaw does not apply to "the making of noise, which is usual to or inevitable in the operation of a business, in connection with the conduct of a business in a zone which permits the operation of such business" (s.4(6)). Even if Council approves the proposed rezoning bylaw, subject to a GNA being entered into by the property owner requiring adherence to particular regulations of the use (hours of events and specifically when the use of amplified music ends and guests vacate the premises), breach of the GNA would not constitute a breach of the Noise Bylaw. However, the noncompliance with the terms of the GNA would be noted immediately which could implicate suspension, revocation or refusal to renew the business licence.

As indicated above, it is accurate that a GNA is between the Municipality and the particular licensee/operator and does not 'run with the land'. Should Council wish to consider more permanent regulation of this use irrespective of owner/operator, the staff report to Council captures the option of requiring a s.219 Land Title Act covenant with specific terms & restrictions to be secured on title of the property. This covenant would bind any current and future owners to adhere to specific terms. If the owner/operator were to contravene the terms of the covenant, the Municipality could enforce the terms of the covenant through the courts or the Business Licence Inspector could rely on that contravention as a basis for suspending or revoking the business licence.

Should Council wish to avail itself of any additional regulatory options as outlined above, staff suggest the following approach(es):

- The existing resolutions of Council having received the first two readings on December 17, 2025 included: "THAT Council directs staff to enter into a Good Neighbour Agreement with the applicant prior to business licence issuance"

This resolution would be amended in the following way:

"THAT Council directs staff, as a condition of rezoning, to enter into a Good Neighbour Agreement with the applicant"

And an additional resolution could be:

"THAT Council directs staff, prior to consideration of adoption of the rezoning, to undertake amendments to Municipality of North Cowichan Business Licence Bylaw No. 2002 to authorize the Business Licence Inspector to impose additional conditions on business licences, including but not limited to hours of operation, use of amplified music, on-site parking, and the requirement for a Good Neighbour Agreement and compliance therewith"

Should Council wish to further capture restrictions of use of this business in a s.219 covenant to ensure any future owners of the property are bound by the same restrictions, it could consider the following resolution:

- **"THAT Council requires, as a condition of rezoning, a Section 219 Land Title Act covenant to be registered on title of the subject property and common property that restricts commercial assembly use on the subject property in the following ways:**
 - a) No more than 10 events per year with a maximum of 80 attendees at each event;**
 - b) That the gathering of up to 80 people on the subject property for an event be limited to a 24-hour period;**

- c) That all amplified music will be contained behind closed doors of the assembly use building on the premises;
- d) That the event, including all music shall end at 11:00 pm with all attendees having vacated the premises by 11:30 pm;
- e) That the operator shall hold a valid business licence for the commercial assembly use; and
- f) That a Good Neighbour Agreement be in place.

Council can be mindful that should the Business Licence Bylaw be amended to more strongly articulate the authority and discretion of the Business Licence Inspector to require a GNA of an applicant on this or any other property for this or for any other use as a means of mitigating neighbourhood concerns and providing for enhanced regulatory oversight, then a s.219 covenant may be redundant. At the very least, conditions (a) and (b) above are already written into the proposed zoning amendment bylaw, and would be redundant but of no harm if included in a covenant. Should Council wish the covenant to be on title to serve an additional purpose of being available to any potential purchaser of either strata lot at time of title research/due diligence, then the covenant would be a useful tool. As mentioned in the staff report, the s.219 covenant might be an 'extra' form of enforcement available to the Municipality, but enforcement of a covenant requires a judgement through legal means, which can be costly and slow-moving when compared to the more immediate and impactful tools such as ticketing or revoking a business licence for non-adherence to specific conditions.

Information Regarding Liquor Licencing of the Premises vs. Special Event Permits

Staff have researched LCRB's policies with respect to Licensing of Establishments and issuance of Special Event Policies.

Staff also had a phone conversation with an LCRB Licensing Officer on January 15, 2026 to describe the premises and structure of their commercial assembly use rental business. The details and result of this conversation are as follows:

- Oak & Vine proposes to operate only as an event venue rental, it would not otherwise be a business open to the public to provide food or drink or any other attractions such as live music or dancing, nor would it maintain any staff. In the absence of third parties booking special events such as weddings or other celebrations, there is no commercial business operating out of the assembly building on the property. Therefore, there is no basis for Oak & Vine to apply through the LCRB directly to become a licensed establishment. The Special Event Permit (SEP) structure was created specifically for this kind of circumstance.
- The LCRB would define the events occurring on this property into possibly two categories of 'private' functions: private with presold tickets or limited guest list (for social, recreational, cultural, sporting or religious purposes), and private – family (which a wedding or other anniversary/retirement/graduation celebration would fall into). In both of these cases, the 'host' of the event is considered the business, corporation or individual putting the invitations out.
- The LCRB does acknowledge that the Special Event Permit process is not intended to circumvent the permanent licenced establishment process; the Special Event Policy contains the following language:

Section 5: Frequency of Issue and Locations

General

Revised
July 28,
2022

SEPs are intended for special and infrequent events. It is not a means to operate as a licensed establishment. Any one person or organization can be granted a maximum of twenty-four (24) SEPs per year. Each day that liquor is served at a SEP event counts towards this total.

The general manager may place further limits on how many SEPs are issued to a person, organization, or place, if they appear to be operating a licensed establishment and if it is in the public interest to do so.

The LCRB encourages organizations (such as clubs, local live theatres, and sports organizations) that wish to sell and serve liquor at regularly scheduled events to apply for a permanent liquor licence. Information about applying for a permanent liquor licence is available on the LCRB website.

- As mentioned above, Oak & Vine is requesting permission for 10 events in total per year on their property (well under the 24 that the LCRB would consider the tipping point before the venue should become permanently licensed) that would result in a SEP being issued. None of their events are regular or recurring on a standardized basis and for each event, the 'host' is different. Oak & Vine offers event venue rental but does not 'host' the event, therefore the standard practice of having the event host apply for the SEP and assume responsibility for liquor purchase and service would be expected here.
- The LCRB Licensing Agent indicated that in the case where only the venue is being rented, he recommends to those venue operators that the event hosts take out the SEP so as to assume all liability associated with liquor service as they are the ones hiring bartending staff and providing the alcohol for service.
- SEPs are not 'referred' to a local government for comment prior to issuance. Only a notification of issuance of a SEP is sent to a local government, generally to their Bylaws department. The RCMP is also notified and has an option to provide feedback to the Director about concerns with a particular facility or host, but SEPs are issued without local government comment in advance. Local governments are also not referred applications for new food-primary licences, but they are for other applications, such as liquor primary establishments, new liquor stores, and expansions to serviced areas (for new restaurant outdoor patios, as an example). Those kinds of applications go before Council for approval, but SEPs do not, they are wholly approved and regulated by the LCRB (province).
- A neighbour to Oak & Vine has raised the question about whether the LCRB's new policy with respect to issuing Liquor Primary licences for outdoor event venues should apply. Staff researched this policy, and confirmed that it applies to public events, such as music and arts festivals, live concerts and large-scale events that are held out of doors. Private invite-only events held indoors such as weddings would not fall under this category.

Question regarding ALC Policy and an 'event' being limited to a 24-hour period

We have also made a general inquiry to an ALC Policy Planner who communicated that their Gathering for an Event Policy does indicate a 24-hour restriction on weddings but that they typically consider the 'event', in the case of a wedding, to be the ceremony and reception, which occur on the same day and are the events that involve the gathering on the property of up to 150 people that most significantly could impact agricultural use, and agricultural land. They are complaint based and so if someone complained about an ALR property also allowing a smaller rehearsal on the property the day before a wedding, or for caterers and other clean-up staff to access the property on the day after, they would likely have to expend resources on investigating the use, but there are other ALC policies that permit people to 'walk around' a property for non-farm use purposes and likely a ceremony rehearsal and post-event clean-up would fit into that category.

The decision made by the ALC (#55104) in 2016 to permit 14 weddings/events at 3800 Gibbins (Maple Grove Farm) in addition to permitting up to 25 overnight campground sites for guests when events were being held is an important one. It would be easy to infer from this decision that the ALC considers the 'event' to be when all attendees converge on the property for ceremony and reception, and that activities tangentially related to the

wedding (overnight accommodation on the property after the event), do not necessarily contravene the 24 hour restriction and are excluded from being considered part of the 'event' itself. Maple Grove does also offer day before ceremony rehearsals to bridal parties. As do multiple other farms located on ALR land that advertised for 'wedding packages' on their websites (e.g. Birds Eye Cove Farm, Providence Farms, Keating Farm). staff maintain their position that smaller ancillary uses of the property before and after the gathering of attendees for an event, such as rehearsals, set-up, overnight accommodation and post-event clean-up, should not be considered additional events and that considering the single day event where the gathering of maximum attendees for a celebration is already limited to a 24-hour period, which is in alignment with how farms in the ALR operates under ALC Policy.

s. 14 legal advice

Sincerely,

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



Municipality of North Cowichan
7030 Trans-Canada Highway
North Cowichan, BC V9L 6A1 | Canada
www.northcowichan.ca



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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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

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