


**WRITTEN SUBMISSIONS PACKAGE (1)**  
**for**  
**Zoning Amendment Bylaw No. 4030, 2025**  
**2-6380 Lakes Road**  
**(Updated to January 19, 2026 at 1:00 p.m.)**

**Public Comments Received / Recorded Prior to Public and Statutory Hearing Agenda Published**

1. Email dated January 2, 2026 from Kayla White – In Support
  2. Email dated January 3, 2026 from Jenny DuTemple, Peace of Cake – In Support
  3. Email dated January 5, 2026 from Brenda Schneider - Opposed
  4. Email dated January 5, 2026 from Chelsea Warren, Chelsea Warren Photography – In Support
  5. Email dated January 5, 2026 from Robert and Ann Logie - Opposed
  6. Email dated January 8, 2026 from Ann Thompson and David Handel - Opposed
  7. Email dated January 10, 2026 from Masika Allan, Oak & Vine Estate, with Letter from Duncan Cowichan Chamber of Commerce - In Support
  8. Email dated January 10, 2026 from Masika Allan, Oak & Vine Estate, enclosing email dated January 7, 2026 from Teresa McFadyen - In Support
  9. Email dated January 10, 2026 from Carol Money – In Support
  10. Email dated January 10, 2026 from Janette Chudleigh, HoneyBee Lane Bees - In Support
  11. Email dated January 11, 2026 from Amber Rozon - In Support
  12. Email dated January 11, 2026 from Tina Short – In Support
  13. Email dated January 11, 2026 from Brooke Fielden, The West Coast Street Saloon Mobile Bartending - In Support
  14. Email dated January 11, 2026 from Greg and Auroura Douglas, Cowichan Valley Lavender - In Support
  15. Email dated January 11, 2026 from Michael and Kim Jeffery - Opposed
  16. Email dated January 11, 2026 from Lisa & Myles Vaneeuwen - In Support
  17. Email dated January 11, 2026 from Erin & Pat Brownlee - Opposed
  18. Email dated January 11, 2026 from Harjit & Gurninder Sandhu - Opposed
  19. Email dated January 12, 2026 from Todd and Julie Prystupa - In Support
  20. Email dated January 12, 2026 from Per Dahlstrom - Opposed
  21. Email dated January 13, 2026 from Dr. A R Anderson - Opposed
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22. Email and letter dated January 13, 2026 from Lisa Le Poole - Opposed
23. Email dated January 13, 2026 from Colleen Terlien - Opposed
24. Email dated January 13, 2026 from Lyndsey Milward – In Support
25. Email dated January 13, 2026 from Paul Terlien - Opposed
26. Email dated January 13, 2026 and letter dated January 10, 2026 from Suzanne Thur and Brian Porter - Opposed
27. Email dated January 14, 2026 and letter from Esme Malherbe - Opposed
28. Email dated January 14, 2026 from Jerry Doman - Opposed
29. Email dated January 14, 2026 from Loretta Giesbrecht - In Support
30. Email dated January 14, 2026 from Clay Cherneff – In Support
31. Email dated January 14, 2026 from Randy Westlake & Masika Allan, Oak & Vine Estate, enclosing Statement of Support (60 residents) and Petition in Support (1733 names) – In Support
32. Email dated January 15, 2026 from Judy & Don Holmes - Opposed
33. Email dated January 15, 2026 from Don & Michelle Madro - Opposed
34. Email dated January 15, 2026 from Robert Blanchard - Opposed
35. Email dated January 15, 2026 from Lori Wright – In Support
36. Email dated January 15, 2026 from Margo Young – In Support
37. Email dated January 15, 2026 from Randy Young – In Support
38. Email dated January 16, 2026 and petition (39 residents) from Carreen Unguran - Opposed
39. Email dated January 16, 2026 and letter from Kevin Wright, Pacific Plumbing and Heating - In Support
40. Email dated January 16, 2026 from Tyler Ralfs – In Support
41. Email dated January 16, 2026 from Yvonne and Neal Boxrud - Opposed
42. Email dated January 16, 2026 from Andrew Boudreau - Opposed
43. Email and letter dated January 16, 2026 from Cox Taylor, on behalf of Carreen Unguran and Jamie Penney - Opposed

#### **Public Comments Received / Recorded After Public and Statutory Hearing Agenda Published**

44. Email dated January 16, 2026 from Olivia Rooke, eXp Realty - In Support
  45. Email dated January 16, 2025 from Olivia Rooke – In Support
  46. Email and letter dated January 16, 2026 from Andrew Atchison, Westview Power - In Support
  47. Email dated January 16, 2026 from Nicole Omelus - In Support
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48. Email dated January 16, 2026 from Isabel Rimmer - Opposed
  49. Email dated January 17, 2026 from Alaina Crone, Vista Heights School - In Support
  50. Email dated January 17, 2026 from Sarah Davis – In Support
  51. Email dated January 17, 2026 from Samantha Hudson – In Support
  52. Email dated January 18, 2026 from Fiona Somerville - In Support
  53. Email dated January 18, 2026 from Daisy Hieland - In Support
  54. Email dated January 18, 2026 from Nicole Hands - In Support
  55. Email dated January 18, 2026 from Lauren Nikolaj – In Support
  56. Email dated January 18, 2026 from Tyler Naswell, Pacific Peak Media - In Support
  57. Email dated January 18, 2026 from Trish Greer - Opposed
  58. Email dated January 18, 2026 from Samantha Stinson - In Support
  59. Email dated January 18, 2026 from Darlene & Ted Ingham - In Support
  60. Email dated January 18, 2026 from Holly Ireland - In Support
  61. Email dated January 18, 2025 from Hannah Auer - In Support
  62. Email dated January 18, 2026 from Dane Fothergill - In Support
  63. Email dated January 18, 2026 from Lyle Powell - Opposed
  64. Email dated January 18, 2026 from Carly & Kevin Shillito - In Support
  65. Email dated January 18, 2026 from Olivia Petley-Jones, Paper Moon Flower Farm - In Support
  66. Email dated January 18, 2026 from Erin Wallis - In Support
  67. Email dated January 18, 2026 from Tasha Prieur (Winters) - In Support
  68. Email and letter dated January 18, 2026 from Marilyn Braten - In Support
  69. Email dated January 18, 2026 from Sarah Michaluk - In Support
  70. Email dated January 18, 2026 from Eva Beaulieu - In Support
  71. Email dated January 19, 2026 from Michell Cherneff - In Support
  72. Email received January 19, 2026 from Laurie Schmidt - In Support
  73. Email and letter dated January 19, 2026 from Ingrid Lehwald - Opposed
  74. Email dated January 19, 2026 from Debra Ludvigson - In Support
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75. Email dated January 19, 2026 from Nancy Dower - Opposed
76. Email dated January 19, 2026 from Linda Hicks - Opposed
77. Email dated January 19, 2026 from Karen Dods enclosing letter dated January 16, 2026 - Opposed
78. Email dated January 19, 2026 from Ligan Chua – In Support

**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#)  
**Subject:** Support for Zoning Amendment Bylaw No. 4030 (2-6380 Lakes Road)  
**Date:** Friday, January 2, 2026 7:14:39 PM

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**FIPPA s. 22 (1)**

You don't often get email from [REDACTED] [Learn why this is important](#)

Dear Mayor and Council,

I am writing to express my enthusiastic support for the proposed Zoning Amendment Bylaw No. 4030 regarding the property located at 2-6380 Lakes Road.

After reviewing the proposal, I believe that allowing a limited number of events at this location is a sensible and well-balanced request.

I am in favor of this application for several key reasons:

The proposed cap of 80 attendees and a maximum of 10 events per year is a modest and responsible scale for this area. It allows the property to be utilized without causing significant disruption to traffic, noise levels, or the quiet character of the neighborhood.

Small-scale event spaces are vital to our local economy. This amendment supports the boutique event and agri-tourism sector, providing opportunities for local caterers, photographers and other vendors to work right here in North Cowichan.

Supporting local property owners in finding creative, low-impact ways to utilize their land is essential for a vibrant community. This proposal aligns with the goal of fostering a diverse local economy.

I believe this amendment represents a perfect middle ground and offers a unique amenity to our community while ensuring that the frequency of use remains manageable.

I urge Council to move forward with the adoption of Bylaw No. 4030.

Thank you for your time and for the opportunity to provide input on this matter.

Kayla White  
7987 Edmund St  
Crofton, BC

**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#)  
**Subject:** Letter of Support – Oak & Vine Estate Zoning Application  
**Date:** Saturday, January 3, 2026 12:23:41 PM

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**FIPPA s. 22 (1)**

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To Mayor and Council of the Municipality of North Cowichan,

I am writing to express my strong support for the Oak & Vine Estate zoning application.

I am a local small business owner and cake vendor in the Cowichan Valley. A meaningful portion of my business comes from weddings and large events. When this venue is operating, it creates consistent, reliable work not only for myself, but for many other local vendors such as florists, photographers, planners, rental companies, musicians, and caterers.

Oak & Vine Estate fills a much-needed gap in the Valley. Couples and families are actively seeking beautiful, well-managed local venues for weddings and celebrations, and without places like this, those events — and the associated economic benefits — are often taken outside our community. When Oak & Vine is open, those dollars stay local.

From my experience, Oak & Vine Estate is a professional, well-run venue that respects the land, the community, and local regulations. It offers a setting that showcases the best of what the Cowichan Valley has to offer while supporting small, independent businesses like mine.

Approving this zoning application would provide stability not only for the owners of Oak & Vine Estate, but for the many local vendors who rely on venues like this to sustain their livelihoods. As a small business owner, that stability is critical.

Thank you for considering my perspective and for supporting thoughtful, community-minded development in North Cowichan.

Sincerely,

Jenny DuTemple  
Owner  
Peace of Cake  
Cowichan Valley

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**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#)  
**Subject:** Rezoning  
**Date:** Monday, January 5, 2026 10:46:36 AM

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## Rezoning **FIPPA s. 22 (1)**

Dear Mayor Douglas and council,

Re: Zoning Amendment Bylaw No 4030 at 2-6380 Lakes Road folder number ZB000272

I am writing in opposition to the above amendment. I live 240 meters from this property at 2258 Woodland Place and have lived there for over twenty years.

The proposed amendment is a land use issue. We enjoy a quiet, peaceful neighborhood and are opposed to any business that would entail large groups and accompanying noise and traffic on an already very busy road. Most wedding events are held in the summer months when we would be enjoying entertaining our friends outdoors on our property. The suggestion that all the wedding guests would be enclosed inside a very noisy building on a warm summer evening is not realistic.

The property owner has stated that it is her dream to create a wedding venue. This is not a personal issue. The property was not zoned for weddings when she purchased it ten years ago and her investments for upgrades are not our concern.

The proposed amendment does not include enough regulations and protections to ensure the continuation of our quiet rural neighborhood by the current or future owners as if passed this would be a permanent change and leave us without any ability to deal with future concerns.

We are also concerned that public safety on Lakes Rd may be compromised if the recommended road upgrades are not done as part of the approval. With the recent impact on tax revenue from the Crofton Mill closure it is unlikely the municipality will be able to afford the upgrades to Lakes Rd any time soon. And regardless, why should taxpayers foot the bill for the benefit of a single business owner?

Respectfully

Brenda Schneider

**From:** [Chelsea Warren](#)  
**To:** [Public Meetings](#); [Council](#)  
**Subject:** Oak & Vine Estate  
**Date:** Monday, January 5, 2026 2:20:30 PM

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You don't often get email from [chelseawarrenphotography@gmail.com](mailto:chelseawarrenphotography@gmail.com). [Learn why this is important](#)

To Mayor and Council,

My name is Chelsea Warren, owner of Chelsea Warren Photography, and I am a professional wedding photographer who has photographed a wedding at Oak & Vine Estate.

I wanted to share my support for this venue based on my firsthand experience. The wedding I worked at was run in a highly professional manner, with a wedding planner required on site and the venue owner present throughout the day to ensure everything ran smoothly. From a vendor perspective, this level of organization makes a significant difference and creates a calm, well-managed environment for everyone involved.

Oak & Vine Estate is a beautiful property with a wide variety of spaces for photography, which allows the couple to have an incredible experience and a diverse set of photos without leaving the venue. The couple was extremely happy with how their wedding day turned out.

The Cowichan Valley is in need of more local wedding venues, and many wedding industry professionals rely on weddings as their primary source of income. For photographers, weddings make up the largest portion of our annual income and are essential to the sustainability of our businesses. Venues like Oak & Vine Estate support not only couples, but an entire network of local vendors and small businesses.

Based on my experience, Oak & Vine Estate is a valuable asset to the Cowichan Valley and a positive contributor to the local wedding industry and economy.

Sincerely,  
Chelsea Warren

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Chelsea Warren Photography  
[www.chelseawarrenphotography.com](http://www.chelseawarrenphotography.com)  
[@chelseawarrenphotography](mailto:@chelseawarrenphotography)

Grateful to live and work on traditional territory of the WSÁNEĆ (Pauquachin, Tsartlip, Tsawout, Tseycum) peoples

**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#)  
**Subject:** Zoning Amendment Bylaw No. 4030 2-6380 Lakes Road  
**Date:** Monday, January 5, 2026 12:31:18 PM

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**FIPPA s. 22 (1)**

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In regards to the zoning amendment of 2-6380 Lakes Road, we Robert Logie and Ann Logie of 6361 Wicks Road Duncan, 35 years in this neighbourhood and are strongly opposed to this amendment put forward.

We understand that if this goes through as said there will be no enforceable recourse and the changes will stay with the property regardless of who owns it. When reading 10 events per year, what exactly is an event and how long is an event? Is it one day or 5 days, what about noise and alcohol consumption. Who will monitor 80 guests or does it slowly include 85 guests, to us there are way too many loop holes and questions that are not being addressed.

We would absolutely be at the public hearing but unfortunately we will be out of the country at that time.

Sincerely,  
Robert and Ann Logie

**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#)  
**Subject:** Reference: Zoning Amendment Bylaw No. 4030 ( 2-6380 Lakes Road)  
**Date:** Thursday, January 8, 2026 1:49:41 PM

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**FIPPA s. 22 (1)**

You don't often get email from [REDACTED]. [Learn why this is important](#)

Dear North Cowichan Councillors,

I am writing to express my opposition to the proposed zoning amendment. As a 34-year resident of this community whose property backs onto the Oak & Vine Estate, I am concerned that our quality of life would be significantly impacted by the noise from weddings and events hosted during the spring and summer months.

This is an established residential community where the vast majority of homes have existed for over 40 years. Permitting a commercial venue in a location completely surrounded by homes is inconsistent with an A2 residential neighborhood. Other local wedding venues, such as Keating Farms, Maple Grove, and Bird's Eye Cove Farm, are situated on more than 20 acres of agricultural land with few neighbors. In contrast, this venue sits on only 2.5 hectares of A2 land.

While the building was constructed to mitigate noise, the owners cannot effectively control or reduce the noise levels generated by guests when they are outside the facility. Late night revelers would negatively impact our traditionally quiet and respectful neighbourhood.

Thank you for your attention to our neighbourhood concerns regarding the licensing of this commercial venue in a quiet residential community.

Best regards,

Ann Thompson and David Handel  
6439 Tyler Place  
North Cowichan, BC.

## Ashlin MacDowell

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**From:** Oak & Vine Estate <oakandvineestate@gmail.com>  
**Sent:** Saturday, January 10, 2026 2:54 PM  
**To:** Public Meetings  
**Subject:** Letter of Support from Chamber of Commerce  
**Attachments:** Chamber of Commerce support letter for zoning amendment Oak and Vine.docx

[You don't often get email from oakandvineestate@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Please find attached a letter of Support for Oak & Vine Estate from the Duncan Cowichan Chamber of Commerce.

Thanks,  
Masika Allan

Masika May Photography/Oak & Vine Estate

<https://can01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.masikamayphotography.ca%2F&data=05%7C02%7Cpublicmeetings%40northcowichan.ca%7Cf9f97c1526eb489ef6d508de509b1d13%7Cbe9a45514f0a409893011361dcd9154c%7C0%7C0%7C639036824912115281%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIslAIiOiJXaW4zMilslkFOljoiTWFpbCIsIldUljoyfQ%3D%3D%7C40000%7C%7C%7C&sdata=QP%2Fcm6hONY4OpeY%2FpV7W3XuqDVX0VZrW4ujlmS%2Bwchg%3D&reserved=0>

<https://can01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.oakandvineestate.com%2F&data=05%7C02%7Cpublicmeetings%40northcowichan.ca%7Cf9f97c1526eb489ef6d508de509b1d13%7Cbe9a45514f0a409893011361dcd9154c%7C0%7C0%7C639036824918838388%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIslAIiOiJXaW4zMilslkFOljoiTWFpbCIsIldUljoyfQ%3D%3D%7C40000%7C%7C%7C&sdata=UamluVQ8xNhBAPxEEpakq9qjKR3CB%2Bpey3tuHgYprv0%3D&reserved=0>

IG: @masikamayphotography @oakandvineestate  
TikTok @masikamay

Duncan Cowichan Chamber of Commerce  
2896 Drinkwater Rd., Duncan, BC V9L 6C2  
T: 250.748.1111 | F: 250.746.8222  
E: [manager@duncancc.bc.ca](mailto:manager@duncancc.bc.ca) | W: [www.duncancc.bc.ca](http://www.duncancc.bc.ca)



**Mayor and Council**

Municipality of North Cowichan

via email: [council@northcowichan.ca](mailto:council@northcowichan.ca)

Dear Mayor Douglas and Council Members,

**Re: Support for Permanent Zoning Amendment Oak & Vine Estate, 6380 Lakes Road**

We at the Duncan Cowichan Chamber of Commerce express our support for the approval of the zoning amendment for Oak & Vine Estate, 6380 Lakes Road. With a proven history of responsible operations under temporary permits, we support this permanent zoning amendment which will allow them to host up to 10 weddings and events per year.

The Duncan Cowichan Chamber of Commerce owns and operates the Cowichan Regional Visitor Centre which services over 25,000 visitors annually. We often see visitors from around the world who are attending weddings and family events in Cowichan Valley. These visitors are contributing to our local economy and our tourism and hospitality sector.

By hosting 10 weddings and events annually, the Oak & Vine Estate also contributes to our local economy by supporting local jobs, local vendors and small businesses. These events are also putting North Cowichan on the map as a meetings and events destination.

Cowichan Valley desperately needs more venues to accommodate meetings and events, especially since the closure of the Ramada Hotel and Conference Centre. The Oak & Vine Estate is filling this gap, even if it can only host 10 weddings annually.

We urge you to support this permanent zoning amendment, recognizing the significant economic and tourism benefits it brings to our region.

Thank you for your consideration.

Sincerely,



**FIPPA s. 22 (1)**

David van Deventer

President, Duncan Cowichan Chamber of Commerce

**From:** [Oak & Vine Estate](#)  
**To:** [Public Meetings](#)  
**Subject:** Fwd: Application  
**Date:** Saturday, January 10, 2026 2:56:13 PM

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I am forwarding a letter of support for Oak & Vine Estate that we have received from a community member.

Thanks so much!

Masika Allan

Oak & Vine Estate

██████████ **FIPPA s. 22 (1)**

**From:** Teresa McF <██████████> **FIPPA s. 22 (1)**  
**Date:** January 7, 2026 at 10:36:27 AM PST  
**To:** oakandvineestate@gmail.com  
**Subject:** Application

Dear Oak and Vine Estate Winery,

While I am not in your immediate area, as a local living in Maple Bay, I support your application to host weddings and other events. I am sure you have invited members of the immediate neighbourhood to view your property and venue. People need to embrace and support local businesses like yours. We recently moved from Brentwood Bay, where there are several similar properties that host events.

I hope your property is able to do the same. If there is anything further I can do to support you, please let me know.

Warm regards,  
Teresa McFadyen  
Maple Bay  
V9L 5R7

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*"Everytime you smile at someone, it is an action of love, a gift to that person, a beautiful thing."*  
Mother Teresa

**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#)  
**Subject:** Zoning for Oak & Vine Estate  
**Date:** Saturday, January 10, 2026 5:55:07 PM

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**FIPPA s. 22 (1)**

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I am writing to say that I live in the Lake Road area and that I am in favour of giving the Oak & Vine Estate the zoning that will allow them to run an event venue on their property.

I believe that the impact will be low for the area and that it is very important to support home businesses where people can make a living or supplement their income with a home run business.

The high quality of the Oak & Vine Estate's plan will be an asset for our area.

Thank you and I hope you will support it.

Carol Money  
2479 Townend Rd, Duncan, BC V9L 4L4

**From:** [Tricia Mayea](#)  
**To:** [Public Meetings](#)  
**Subject:** FW: Public Hearing Submission - ZB000272 (Oak & Viine, Lakes Road, North Cowicha  
**Date:** Monday, January 12, 2026 8:04:05 AM  
**Attachments:** [northcowichan.cropped\\_a2a89ab5-6b92-4b22-90d7-e12c8e89e211.jpg](#)  
[facebook\\_32x32\\_0aab4201-ca9c-4b33-ba67-e37ca69df0ad.png](#)  
[instagram\\_32x32\\_99fdf77c-075c-4538-8731-c9944946bf37.png](#)  
[linkedin\\_32x32\\_8e72e524-9b29-4c9f-bfdc-61ee9402bc90.png](#)

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**Tricia Mayea** CMC  
Manager, Legislative Services | Corporate Officer  
Legislative Services  
T: [250-746-3125](tel:250-746-3125)  
E: [tricia.mayea@northcowichan.ca](mailto:tricia.mayea@northcowichan.ca)



Municipality of North Cowichan  
7030 Trans-Canada Highway  
North Cowichan, BC V9L 6A1 | Canada  
[www.northcowichan.ca](http://www.northcowichan.ca)



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**From:** Janette C [REDACTED] **FIPPA s. 22 (1)**  
**Sent:** Saturday, January 10, 2026 4:21 PM  
**To:** Council <Council@northcowichan.ca>  
**Cc:** [REDACTED] **FIPPA s. 22 (1)**  
**Subject:** Public Hearing Submission - ZB000272 (Oak & Viine, Lakes Road, North Cowicha

**FIPPA s. 22 (1)**

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

Dear Mayor & Council:

I am writing to provide my comments for the public hearing regarding application **ZB000272**, concerning a permanent wedding licence for **Oak and Vine**, located on Lakes Road in Duncan, BC.

I wish to express my support for this application.

Rural agri-tourism and small-scale event venues can play an important role in supporting local farms, encouraging sustainable land use, and contributing to the local economy. When thoughtfully managed, wedding and event venues such as Oak and Vine can coexist respectfully with surrounding rural properties while bringing economic and cultural benefits to

the community.

Based on my understanding of the proposal, Oak and Vine appears to be well suited to its location and consistent with the intent of supporting diversified rural land use. I believe that granting a permanent wedding licence will provide stability for the property owners, allow for better long-term planning, and ensure that operations continue under clearly defined municipal conditions.

And last, but by no means least, in these unsettled, if not frightening times, I feel that we all need to try to do our little bit to prove that Canada can stand on its own as a country. We need more trade inside our country, with our fellow country men and women. This is a tiny example of trade, but one by one, small businesses are important. I hope you will look with kind eyes upon this venture.

Thank you for the opportunity to provide input on this application and for your service to the community. I respectfully ask Mayor and Council to support application ZB000272.

Sincerely,  
Janette Chudleigh

Owner/Founder HoneyBee Lane Bees,

Quail Grove Farm, 6235 Lakes Road, North Cowichan, BC

[honeybeelanebees.ca](http://honeybeelanebees.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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**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#)  
**Subject:** Oak & Vine Estate  
**Date:** Sunday, January 11, 2026 5:37:05 AM

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**FIPPA s. 22 (1)**

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To Whom It May Concern,

As a bride personally affected by the challenges faced by Oak & Vine, I am writing to urge you to allow them to host their desired number of weddings.

Supporting local businesses and fostering economic growth should be a priority for the city. Oak & Vine provides a unique service that brings immense joy to many people on one of the most significant days of their lives. Masika has built a special venue that deserves to be shared with the community.

In 2021, I was devastated to learn that my wedding could no longer be hosted at this location due to city restrictions. Masika has put in the necessary work to create an exceptional space; I ask that you provide her with the ability to make these celebrations possible.

Sincerely,

Amber Rozon



**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#)  
**Subject:** Application by Oak and Vine Estate  
**Date:** Sunday, January 11, 2026 8:19:24 AM

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**FIPPA s. 22 (1)**

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Good morning

I am writing today to support this small business and it's application to host 10 events per year. Frankly speaking I am not sure why it has been an issue. They have met all the requirements and then some and we could use more venue to host happy events such as weddings.

You should be supporting small business in this area and I feel that there is no reason that I can see why it should not be approved.

Cheers and happy new year

Tina Short

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Tina Short

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

6043 Rockland Terrace, Duncan, BC V9L 5N1

**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#)  
**Subject:** Letter of Support – Oak & Vine Estate Rezoning  
**Date:** Sunday, January 11, 2026 9:00:09 AM

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**FIPPA s. 22 (1)**

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**To Council of the Municipality of North Cowichan,**

I am writing in support of the rezoning application for Oak & Vine Estate.

As the owner of a local mobile bartending business in the Cowichan Valley, I see clear potential for this venue to create meaningful future opportunities for small, local service providers such as bartenders, caterers, photographers, florists, and rental companies. Well managed event venues like Oak & Vine allow small businesses to plan, grow, and invest with confidence.

Approving this rezoning will also help attract visitors to the region, supporting local accommodations, restaurants, and tourism related businesses. Oak & Vine Estate represents a positive addition to our local economy, and I respectfully encourage Council to approve their application.

Sincerely,

Brooke Fielden

The West Coast Street Saloon Mobile Bartending

WCSS

**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#)  
**Subject:** Support for Oak and Vine Estate  
**Date:** Sunday, January 11, 2026 1:00:42 PM

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To whom it may concern, **FIPPA s. 22 (1)**

I am just writing in support Oak and Wine Estate and their desire to host weddings on their property. I am a neighbor on the road behind the property and also the owner of Cowichan Valley Lavender (a small business/farm). As a small business/farm that has been in operation for over ten years in the neighborhood, I think it is important to support local businesses such as this one so that the owners can make their property/farm economically viable. The benefits out way any drawbacks. As far as I can tell, the owners have worked diligently to accommodate any issues that have been expressed by neighbors. They have also worked hard to create a hybrid farming/business operation. I can attest to is the difficulty in making a profit from farming with the price of land and labour. A lot of farm owners have had to be creative and diversify their operations to make it work. Masika and Randy are trying to do the same.

Please support their bid.

Cheers,  
Greg and Aurora Douglas  
Owners of Cowichan Valley Lavender

**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#)  
**Subject:** Opposition to Zoning Amendment Bylaw No. 4030 (2-6380 Lakes Road)  
**Date:** Sunday, January 11, 2026 1:42:58 PM

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**FIPPA s. 22 (1)**

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Mayor and Members of Council,

I am writing to formally oppose the application by Oak and Vine to expand its business operations as an event venue.

Based on the information presented to Council, including the staff report and traffic assessment, there are substantive concerns that should prevent approval of this proposal.

First, the traffic assessment clearly identifies that the proposed venue will create additional traffic safety risks on Lakes Road. This section of Lakes Road already experiences dangerous levels of speed and traffic volume, particularly for pedestrians and cyclists. Approving the application without requiring the applicant to complete necessary road and safety improvements in advance is unacceptable. It is not reasonable to approve a use that knowingly increases risk and then wait for an incident to occur before addressing infrastructure deficiencies. Nor should the financial burden for mitigating impacts created by a private commercial operation be shifted onto taxpayers.

Second, this type of intensified commercial use is not appropriate in a residential neighbourhood. Event venues of this nature typically operate on significantly larger properties that can provide adequate buffering from noise, traffic, lighting, and general disruption. This property's size and proximity to existing homes do not provide that separation, and allowing this use would conflict with the residential character the Official Community Plan seeks to protect. Council policies emphasize thoughtful, context-sensitive land use and support growth that is compatible with existing neighbourhoods under the Official Community Plan and Zoning Bylaw.

Given the known traffic safety issues and the incompatibility of this commercial use within an established residential context, I respectfully urge Council to reject this application.

Thank you for considering my comments as part of the public hearing record.

Sincerely,  
Michael and Kim Jeffery  
110 Village Way, North Cowichan

**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#)  
**Subject:** Oak and vine estates  
**Date:** Sunday, January 11, 2026 2:17:55 PM

**FIPPA s. 22 (1)**

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To whom it may concern,

I am writing as an individual resident of North Cowichan to express my personal support for Oak and Vine Estates and their efforts to move forward with appropriate approvals to operate as a venue.

From my own experience, Oak and Vine Estates has been a respectful and well-managed presence in our area. I have observed genuine efforts by the owners to work within the rules, address concerns, and engage constructively with both neighbours and the municipality. This willingness to cooperate and follow process matters, and I believe it reflects their commitment to being responsible operators.

While I understand that not every resident will feel the same, I want it noted that there are individuals in the community who see value in having a small, locally owned venue like Oak and Vine Estates. When managed responsibly, it contributes positively to the local economy and provides a nearby option for events without fundamentally changing the rural character of the area.

I believe it is important that decisions reflect the diversity of perspectives within the community, including those of residents who support this venue and feel it can coexist appropriately with surrounding properties.

Thank you for considering my individual perspective.

Sincerely,

Lisa & Myles Vaneeuwen

2410 Calais rd.

North Cowichan

**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#)  
**Subject:** Zoning Amendment Bylaw No. 4030 at #2-6380 Lakes Rd folder number ZB000272  
**Date:** Sunday, January 11, 2026 2:56:42 PM

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You don't often get email from [REDACTED] [Learn why this is important](#)

## **FIPPA s. 22 (1)**

To Mayor and Council,

As a close neighbour, 150 metres away and within eyesight of the proposed venue, we are writing regarding our opposition to the application for Zoning Amendment Bylaw No. 4030 at 2-6380 Lakes Rd, folder number ZB000272.

There are many reasons why this should not be considered.

The property is just 5.4 acres and is smack dab in the middle of an established quiet residential neighborhood. There are homes on each border of this property. Is there any consideration for the many homes in proximity to this proposed venue? We have 39 signatures on a petition that are opposed to this application from homes IN THE DIRECT VICINITY of the proposed Venue. This is a vast majority of the neighbours directly affected, and that should have significant influence if you respect our neighbourhood.

Ask yourself if you would like to live this close to a wedding venue. And let's be real and call a wedding reception exactly what it is, a large party with lots of alcohol and a loud environment. In a regular neighborhood this would be called a nuisance property, and the police could be called to break it up. However if this application is passed there are no enforceable protections, as the proposed "Good Neighbour" agreement is voluntary and is the only proposed means of minimal control.

And this zoning will be forever, passing to each new owner if the property sells. But the "Good Neighbour" agreement is not transferable to a new owner, which gives them free rein to do as they please with no controls. So basically the many surrounding neighbors have to endure this situation FOREVER. Just so this one property can have their "dream" business. What about all of the neighbors who have come to love our peace and tranquillity of this beautiful neighborhood? What about the next door property that is a working farm that can only work their land on weekends, as they work Monday to Friday at their regular jobs. Are they expected to stop all farm equipment to accommodate a wedding ceremony? The outdoor ceremony space borders on their property line which would require silence for vows to be heard.

What about resale of the surrounding homes and property values? We can say that if we were looking to buy a home and found out it was in close proximity to a wedding venue that would stop us in our tracks. Who would want to live near to that? The home on the same strata as this venue is an example of this. In our opinion, both times it was offered for sale it took a very long time to finally sell and sold for a much devalued price each time.

Seems wrong to us that one property could change this for so many others in the direct vicinity.

The applicant has stated in writing that there will be “a venue representative “ on site at all times. Then she claimed recently that “she” is the venue representative. Our question is why not just say she or her partner will be onsite instead of saying venue representative? It seems to us it’s being said this way to cover times when she won’t be able to attend the property due to taking other offsite wedding photography jobs in the busy wedding season, attending car race weekends with her partner and other summer activities. We hardly believe that she and her new partner will want to hang around every weekend all spring and summer to oversee this. And there is nothing on her Oak and Vine website that states that photography by her is included in the weekend package.

The weekend wedding package is from Friday to Sunday, which is a 48 hour period with 2 parties. Is the applicant counting this as 2 events?

There is nothing anywhere that states what duration each of her 10 events is. There is nothing that states what the definition of an “event” is. These issues need to be defined before any decisions about re-zoning should be made.

The applicant claims that this 10 events over 12 months is so much better for the neighbours, instead of the 14 one day weddings that she was granted previously over 18 months on the TUP. However, if the entire weekend(48 hours) is counted as one event then in reality it is much worse for the neighbours.

The owner likes to compare other local venues with the zoning she is asking for, to her much smaller property 5.4 acres. Examples are Keating Farm which is 27 acres, Maple Grove Guest House 21 acres, Birds Eye Cove Farm 300 acres, Providence Farm 400 acres. These properties are not even close in size to her much smaller property, and have very few homes if any around them. This is a ridiculous comparison.

She also likes to compare her zoning A2 (not in the ALR), to the properties across the street from her which are also A2 but are in the ALR, saying that those properties are allowed to have up to 10 events each year. Again, these are much larger working farm properties that are not being used for events at this time, and if they did , would be subject to rules set out by the Agricultural Land Commission. Once again not feasible as a comparison. And the Duncan Community Lodge is not comparable as it is zoned “PI “, completely different from her land, and has been there for decades, long before any homes were anywhere nearby. Those homeowners built there knowing that the Lodge was already there, and likely got the lots at a discount because of that.

The applicant bought this property knowing what it was and wasn’t zoned for then proceeded to spend a substantial amount building what was needed to put on Weddings that are not allowed. All before even applying for a temporary permit to host the weddings. Then she gets upset with the neighborhood for her bad business decision, and failure to abide by rules set out by the municipality when they deny any further events. Shortly after that decision a family member of the applicant showed up on Woodland Dr looking for anyone outside and demanding to know why they did not support them.

And the threats, untruths, and outright shaming of the neighbours on the applicants Lakes/Wicks Facebook that she administers to this day continues.

The applicant continues to falsely claim she’s being transparent about caring for the neighbourhood. She has never once come to any door on Woodland Dr or Woodland Pl to discuss any of this and that speaks volumes.

We fear if they are given this zoning amendment they will continue to break rules with no observable enforcement in place, as was documented in the past. This venue is being offered freedoms and exceptions that no other small businesses in the Cowichan Valley are. Why is that?

We keep hearing about all the wonderful benefits this Venue will bring to the Cowichan Valley. It will bring nothing but grief to our existing surrounding neighbourhood, there are no benefits here for us.

In writing this letter our hope is that the powers that be will see the hardships this neighborhood will suffer if this wedding/ event venue is allowed to proceed. A “Good Neighbour” agreement is not good enough protection. Please do not let this re-zoning go forward.

Sincerely,

Erin & Pat Brownlee  
2261 Woodland Dr  
North Cowichan BC

Sent from my iPad

**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#)  
**Subject:** Fwd: #2-6380 Lakes Road. Zoning Amendment Bylaw No.4030. Folder# ZB000272  
**Date:** Sunday, January 11, 2026 5:34:32 PM

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**FIPPA s. 22 (1)**

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To: Mayor and Council,

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>>> As a close neighbour, I am writing regarding our opposition to the application for zoning amendment bylaw No. 4030, at 2-6380 Lakes Road, Folder #ZB000272.

>>>>> I am writing to share with you some background that is relevant to the current rezoning application being made at 2-6380 Lakes Road .

>>>>> How Maskia behaved the last time has had an influence on how people in the community are likely going to respond this time and I think you should be aware of it.

>>>>> The applicant had applied approximately 7 years ago for a “ Temporary” permit to hold events on their property. The applicant Maskia had also started and is the Admin for a Facebook group “ Lakes Wicks Road Neighbourhood”. She started posting & promoting her venue to book events. Lots of the information being posted by the applicant was very “ misleading” We live very close to this property, in a well established subdivision 40+ years old. We have been here for 37+ of those years. And it consists of very old seniors to young families.

>>>>> I had some concerns about having a party venue at such proximity . I expressed those concerns on the Lakes-Wicks Facebook page. My comments/ concerns were immediately removed from the page and I was blocked from this Facebook page ( Maskia is the admin). That really threw me for a loop and upset me. A clear non-democratic individual!

>>>>> We also had a family member of the applicant come to our neighborhood knocking on our doors asking which ones of us are opposing this venue. To me that was a form of intimidation.

>>>>> Now, couple of months ago I heard through friends the same applicant has applied against but under different regulations. It took a long time for it to be posted on the North Cowichan Site.

>>>>> Now the venue is again being promoted to book events for 2026. ( the applicant is behaving as if the application is already approved even though as far as we can tell the zoning change has not been approved yet ?). Last time the applicant did the same thing, adding buildings and selling weddings, and then we were blamed by the applicant for not being able to get income out of her venue. It will be the same this time.

>>>>> My concerns are the same as before.

>>

>>>>> If these individuals bought this property with weddings and other events in mind, they needed to find more suitable location. Not smack next to a well established neighborhood!!

>>>>> I do not believe this applicant will follow rules. Will the applicants, themselves take responsibility for making sure all the rules are followed? From my past experiences, they will just want to “ shut” us up.

>>>>> I ask you to take this information into consideration when you are making your recommendations to the council.

>>> I walk very regularly on Lakes Road. Traffic is very heavy and fast already . This change will increase the traffic even more! Children are walking to school on Lakes Road as we.

>>> For our safety and others in the neighbourhood who enjoy walking or cycling on Lakes Road, The recommended road work must be done before the applicant is approved. Safety of those using Lakes Road should not be sacrificed for profits of the applicant.

>>> With the loss of the Crofton Mill, and the pressure on the infrastructure budget already, it is unlikely that the municipality will have the funds to do the road work itself. Why should taxpayers have to shoulder the burden of improvements anyway.

>>>

>>>>>>

>>>>>> Thank you for your time.

>>>>>> Sincerely,

>>>>>> Harjit & Gurninder Sandhu.

>>>>>> 6350 Woodland Road

>>>>>> North Cowichan. BC

>>>>>>

>>>>>>

>>>>>>

>>>>>>

>>>>>>

>>>>>>

>>>>>> Sent from my iPad

**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#)  
**Cc:** [REDACTED] **FIPPA s. 22 (1)**  
**Subject:** Oak and Vine Estate  
**Date:** Monday, January 12, 2026 10:15:35 AM  
**Attachments:** [Oak and Vine Support Letter.docx](#)

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Members of the Council: **FIPPA s. 22 (1)**

Please accept the following letter in support of Oak and Vine Estate  
The public meeting is upcoming, and we would like to go on record that we are in full support of this local Estate not only for themselves but to better our economic future for the Cowichan Valley

Please see attached and if you have any further questions, please don't hesitate to contact us  
Todd and Julie Prystupa

Dear Members of the Council,

We are writing to express our strong support for the proposal to allow Oak and Vine Estate located in our neighbourhood to host events permanently.

We have toured this venue and been shown firsthand the extensive renovations they have done to make it not only a physically beautiful location but also to address concerns such as noise, traffic, and operating hours, and we are confident that these matters will be responsibly managed from Masika who has been involved in and around this industry for over a decade. We believe this venue can operate in a way that respects residents while still being able to host events successfully.

Masika is very passionate about this and clearly it has been a labour of love for her – her and Randy have poured hours and dollars into this property to make it everything any bride would ever want on her big day. We have two daughters who would have LOVED the chance to get married at Oak and Vine, but they were not hosting events during this time, so we can speak firsthand at the lack of options in the Cowichan Valley that brides have and this would be such an amazing venue.

We believe that permitting this venue to host events/weddings would bring positive benefits to our local community. Weddings are well-organised, and they can contribute to the vitality of the area without causing ongoing disruption. When appropriately managed, such events can coexist harmoniously with nearby residents.

Allowing events/weddings at this venue would support local businesses, including caterers, florists, accommodation providers, and transport services, contributing to the Valley's local economy.

For these reasons, we encourage the Council to look favourably on the application and to support the venue's ability to host events/weddings.

Thank you for your time and consideration.

Yours sincerely,  
Todd and Julie Prystupa

**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#)  
**Subject:** Zoning Bylaw Amendment Application ZB000272 - Public Hearing  
**Date:** Monday, January 12, 2026 9:06:11 PM

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**FIPPA s. 22 (1)**

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

Dear Council members and Mayor of the Municipality of North Cowichan,

Re: Zoning Bylaw Amendment Application ZB000272

I am writing as a nearby neighbour and North Cowichan resident regarding the upcoming public hearing on the proposed zoning amendment application at 2-6380 Lakes Road.

I want to begin by saying that I support the creation of more spaces in our community for gathering and celebration. They are important for community health and social cohesion. We need these spaces and should find proper pathways for their creation.

Allowing exceptions through zoning amendments on an ad-hoc basis risks those exceptions becoming the rule. Over time, this can erode clarity, predictability and trust in the planning process. Residents need to rely on municipal zoning and bylaws to understand the character and permitted uses of their neighbourhoods.

No good reason exists as to why this particular A2 zoned property should receive special treatment for this particular zoning amendment. Prior investment in infrastructure is not a good reason. Furthermore, the applicant has failed to adhere to the conditions of previously issued temporary permits. Rewarding non-compliance with a permanent zoning amendment is reckless and irresponsible.

If North Cowichan wishes to support event spaces or similar uses, I believe this should be done intentionally, through ground-up planning that clearly identifies appropriate locations, infrastructure needs and community impacts. Special event permissions in residential zones should not become a gateway to ongoing commercial activity, nor set precedents that make other future non-compliant uses more difficult to manage. Furthermore, a broader zoning review might be considered but NOT without already having a plan in place to enforce the new bylaws.

While residents should do their best to be good and considerate neighbours, it is the Municipality's role to apply clear bylaws that protect property rights and provide certainty for all who live here. A council that unintentionally facilitates ongoing nuisance, even with good intentions, risks working at cross purposes with that mandate. I would respectfully invite each Council member and resident present to consider whether they would support a venture that runs counter to existing zoning if it regularly disrupted your own weekend peaceful enjoyment of home.

Thank you for your time and service.

Sincerely,

Per Dahlstrom

6421 Stanhope Rd, North Cowichan, BC V9L 5V7, Canada

**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#)  
**Subject:** Zoning Amendment Bylaw 4030 (2-6380 Lakes Road)  
**Date:** Tuesday, January 13, 2026 11:12:31 AM

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**FIPPA s. 22 (1)**

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

I am writing to express my opposition to the Zoning Amendment Bylaw 4030(2-6380 Lakes Road).

My family and I live on Stamps Road and respect the ALR designation of our farm and its associated restrictions.

I believe that when a permit is issued in the ALR for construction of a barn, that barn should remain as its intended use. It should not be converted to a commercial use that would negate its original purpose as an animal shelter and or feed/ equipment storage facility. The proper designation for this permit application should have been for a commercial/ rental use.

Holding events on a Lakes Road agricultural property causes significant difficulties for surrounding farmers and residential owners/ renters. This area is densely populated for a "rural" area. Traffic is increasingly heavy on Lakes Road, especially on weekends when traffic to and from the Crofton Ferry often makes it difficult to make a left turn off Stamps Road onto Lakes Road.

The suggestion that a 'good neighbour policy' would ameliorate the concerns of surrounding property owners is bordering on preposterous. Presumably, wedding planners would choose this venue for its "rural" location - the outdoor farm "vibe" and the pastoral views overlooking Quamichan Lake. If they wanted to have a celebration where they were compelled to stay indoors (remain in the barn), they could easily rent a convention centre venue in a city. Clearly, the outdoor availability is the "draw".

There are limited summer weekends with enjoyable outdoor weather in Cowichan. Twenty uses per year would mean that potentially from every weekend from the middle of May to the end of September, neighbours would be prevented from the outdoor peaceful enjoyment of their property. Said 'peaceful enjoyment' is why many purchased their property in the first place. It would be unjust for the neighbours' outdoor enjoyment to be disrupted by loud music and conversation, increased garbage and sewage and, potentially, impaired drivers on our neighbourhood roads.

It is my hope that council will defeat the amendment and refuse any further notions supporting this commercial use.

Sincerely;

Dr. A R Anderson  
1662 Stamps Road  
North Cowichan

**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#)  
**Subject:** Reference "Zoning Amendment Bylaw No. 4030 (2-6380 Lakes Road)  
**Date:** Tuesday, January 13, 2026 4:42:52 PM  
**Attachments:** [Oak & Vine Opposition letter Jan 2026.docx](#)

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**FIPPA s. 22 (1)**

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Please find attached my letter of opposition to the above zoning amendment.

*Lisa Le Poole*

**To:** North Cowichan Mayor and Council

**Re:** Zoning Amendment Bylaw No. 4030 (2-6380 Lakes Road)

**Sent via email to:** publicmeetings@northcowichan.ca

Dear Mayor and Council,

I am writing to formally express my opposition to the proposed site-specific zoning amendment for 2-6380 Lakes Road. While I do not live directly adjacent to the property, I am deeply concerned about the long-term impacts this application may have on the broader community. In my view, the proposed use is incompatible with the character and safety of a residential neighbourhood.

My concerns relate primarily to public safety, regulatory gaps, and the long-term implications of granting permanent commercial rights in this location.

## **1. Traffic Safety Risks**

The traffic assessment indicates that the proposed venue will introduce additional hazards on Lakes Road. As someone who frequently cycles and runs along this corridor, I have personally observed a significant increase in both traffic speed and volume in recent years. Adding a commercial event venue to this already busy stretch will further elevate risks for pedestrians, cyclists, and drivers.

It is not acceptable to wait for a serious incident before improvements are made. Nor should taxpayers be responsible for funding road upgrades required as a result of a private commercial venture. If Council considers approving this application, all necessary safety enhancements should be completed by the applicant in advance to ensure the protection of all road users.

## **2. Insufficient Regulatory Oversight**

This proposal is particularly concerning because the property is neither within the Agricultural Land Reserve (ALR) nor licensed as a winery. As a result, it would not fall under the oversight of the Agricultural Land Commission (ALC) or the Liquor and Cannabis Regulation Branch (LCRB). Municipal staff have confirmed that the venue would also be exempt from the noise bylaw, and no other bylaws currently exist to regulate such events.

This creates a significant governance gap. Events will likely occur during the warmest months, when residents expect to enjoy quiet evenings outdoors. Yet weddings and parties could extend late into weekend nights with no enforceable noise limits. It is unreasonable

to expect neighbours to tolerate ongoing disruption without clear regulatory protections. There is also legitimate concern that the municipality is not equipped to assume enforcement responsibilities typically handled by provincial agencies, leaving residents vulnerable if problems arise.

### **3. Permanence and Enforcement Challenges**

The proposal relies on a voluntary “Good Neighbour Agreement,” which may not be enforceable. A site-specific zoning amendment is permanent and attaches to the land—not the current owners. If the property is sold, any personal commitments or voluntary agreements may no longer apply.

Compounding this issue is the applicants’ history of non-compliance, including operating without occupancy permits and violating previous Temporary Use Permits (TUPs). Granting permanent commercial rights to applicants with a record of disregarding regulations sets a troubling precedent. It risks encouraging a pattern of building first and seeking forgiveness later, undermining the integrity of the municipality’s planning processes.

Commercial activities of this scale belong on larger properties with adequate buffers for surrounding residents. The wedding venue at Bird’s Eye Cove Farm is an example of a more appropriate location.

I respectfully urge Council to reject this application and prioritize the safety, livability, and long-term character of our residential neighbourhoods.

Sincerely,

**Lisa Le Poole**

1276 McKenzie Drive

North Cowichan, BC

V9L 5R8

**From:** [Tricia Mayea](#)  
**To:** [Public Meetings](#)  
**Subject:** FW: Oak and Vine application  
**Date:** Tuesday, January 13, 2026 5:11:53 PM  
**Attachments:** [northcowichan.cropped\\_a2a89ab5-6b92-4b22-90d7-e12c8e89e211.jpg](#)  
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[linkedin\\_32x32\\_8e72e524-9b29-4c9f-bfdc-61ee9402bc90.png](#)

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**Tricia Mayea** CMC

Manager, Legislative Services | Corporate Officer  
Legislative Services  
T: [250-746-3125](tel:250-746-3125)  
E: [tricia.mayea@northcowichan.ca](mailto:tricia.mayea@northcowichan.ca)



Municipality of North Cowichan  
7030 Trans-Canada Highway  
North Cowichan, BC V9L 6A1 | Canada  
[www.northcowichan.ca](http://www.northcowichan.ca)



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

**From:** Colleen Terlien <[REDACTED]> **FIPPA s. 22 (1)**  
**Sent:** Tuesday, January 13, 2026 4:54 PM  
**To:** Council <[council@northcowichan.ca](mailto:council@northcowichan.ca)>  
**Subject:** Oak and Vine application

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**FIPPA s. 22 (1)**

Dear esteemed councillors and elected officials,

I am writing to express my opposition to the application by Oak and Vine Estates on Lakes Road, to seek an amendment to the zoning to allow their property to become an events venue.

The precedent this revision would set is alarming. While I sympathize with the expense the owners have invested, this was done with knowledge of the zoning of the property, and therefore knowledge of the use of this property, in the Agricultural Land Reserve.

The granting of two temporary use permits may have allowed the developers to assume they would be allowed to continue to operate an event venue but there was never a guarantee and it was their choice to invest with no certainty of future exceptions. It seems there were numerous issues and concerns expressed by neighbours directly affected and I fail to see how a Good Neighbours Agreement would suddenly address these concerns. To say events would take place indoors to mitigate noise nuisance is a stretch - on a beautiful summer evening it is hard to imagine 80 plus guests, happily celebrating (no doubt with a beverage or two on board), would honour this stipulation.

To suggest this business venture would make a difference to our struggling resource industry economy is ludicrous. While new business opportunities are to be valued, they should still be required to comply with the wishes of the community as

laid out in the OCP.

The owners of the Oak and Vine have undertaken an extensive social media campaign and garnered support and sympathy far and wide, but I doubt many who have succumbed to their pleas for support, citing money spent, an opportunity to make a living, etc, are those who moved to this area because of its rural nature.

This is a dangerous precedent and I fail to see how even an extension of the temporary use permit addresses the zoning issue here. Please act responsibly and uphold the trust put in you, by the people who voted for this council.

Sincerely,

Colleen Terlien

Sent from my iPhone

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

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**From:** [Tricia Mayea](#)  
**To:** [Public Meetings](#)  
**Subject:** FW: Oak and Vine Estate  
**Date:** Tuesday, January 13, 2026 5:22:52 PM  
**Attachments:** [northcowichan.cropped\\_a2a89ab5-6b92-4b22-90d7-e12c8e89e211.jpg](#)  
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[linkedin\\_32x32\\_8e72e524-9b29-4c9f-bfdc-61ee9402bc90.png](#)

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**Tricia Mayea** CMC  
Manager, Legislative Services | Corporate Officer  
Legislative Services  
T: [250-746-3125](tel:250-746-3125)  
E: [tricia.mayea@northcowichan.ca](mailto:tricia.mayea@northcowichan.ca)



Municipality of North Cowichan  
7030 Trans-Canada Highway  
North Cowichan, BC V9L 6A1 | Canada  
[www.northcowichan.ca](http://www.northcowichan.ca)



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**From:** Lyndsey Milward [REDACTED] **FIPPA s. 22 (1)**  
**Sent:** Tuesday, January 13, 2026 5:19 PM  
**To:** Council <[council@northcowichan.ca](mailto:council@northcowichan.ca)>  
**Cc:** [REDACTED] **FIPPA s. 22 (1)**  
**Subject:** Oak and Vine Estate

**FIPPA s. 22 (1)**

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

To Whom It May Concern Re: Oak and Vine Estate wedding venue

My name is Lyndsey Milward, and I have lived in this neighbourhood for 13 years. I am writing to express my support for the proposed wedding venue in our neighborhood.

I understand that change can raise valid questions and concerns, and I appreciate that all perspectives deserve to be heard. However, I believe this venue has the

potential to be a positive addition to our community when operated responsibly and in accordance with local regulations.

A wedding venue can bring meaningful benefits, including supporting local businesses, creating employment opportunities, and contributing to the vitality of our area without altering its residential character. Weddings are typically scheduled events with clear start and end times, and venues of this nature are generally subject to strict guidelines around noise, parking, traffic management, and hours of operation. With appropriate oversight, I am confident these considerations can be effectively managed. In my research of this proposed development, Masika and Randy have been more than clear that all of these concerns will be addressed. I have known Masika for over 20 years. I've known her as a friend, business owner, neighbour, fellow mom, and a born and raised Cowichan resident. I have nothing but confidence in her ability to run this beautiful venue without disturbing the neighbourhood at all. In fact, in learning the details of the venue itself, I highly doubt anyone will even know it's there.

I also believe it is important to support neighbors who are investing thoughtfully in their property and contributing to the local economy. Allowing this venue to move forward demonstrates a balanced approach—one that respects both community concerns and responsible development.

For these reasons, I respectfully support the approval of this wedding venue and encourage decision-makers to consider the potential benefits alongside any concerns raised.

Thank you for your time and consideration.

Sincerely,

Lyndsey Milward

Resident, [6535 Wicks Road]

Sent from Lyndsey's iPhone

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

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**From:** [Tricia Mayea](#)  
**To:** [Public Meetings](#)  
**Subject:** FW: Oak and Vine amendment application  
**Date:** Tuesday, January 13, 2026 6:06:50 PM  
**Attachments:** [northcowichan.cropped\\_a2a89ab5-6b92-4b22-90d7-e12c8e89e211.jpg](#)  
[facebook\\_32x32\\_0aab4201-ca9c-4b33-ba67-e37ca69df0ad.png](#)  
[instagram\\_32x32\\_99fdf77c-075c-4538-8731-c9944946bf37.png](#)  
[linkedin\\_32x32\\_8e72e524-9b29-4c9f-bfdc-61ee9402bc90.png](#)

---

**Tricia Mayea** CMC  
Manager, Legislative Services | Corporate Officer  
Legislative Services  
T: [250-746-3125](tel:250-746-3125)  
E: [tricia.mayea@northcowichan.ca](mailto:tricia.mayea@northcowichan.ca)



Municipality of North Cowichan  
7030 Trans-Canada Highway  
North Cowichan, BC V9L 6A1 | Canada  
[www.northcowichan.ca](http://www.northcowichan.ca)



---

**From:** [REDACTED] **FIPPA s. 22 (1)**  
**Sent:** Tuesday, January 13, 2026 5:58 PM  
**To:** Council <[council@northcowichan.ca](mailto:council@northcowichan.ca)>  
**Subject:** Oak and Vine amendment application

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

Dear respected Councillors of North Cowichan, **FIPPA s. 22 (1)**

I am writing to Council regarding the application from Oak and Vine Estate for a change in zoning and commercial use. I am a nearby resident of the affected area in North Cowichan.

I wish to register my opposition to the application.

Amongst the reasons for my opposition to the application, the main one is that I feel it is inappropriate for a business such as this to be operating in a rural agricultural land reserve (ALR) area. My understanding is that the ALR is intended to protect designated agricultural areas for ongoing agricultural activities and production. If the plan proposed by Oak and Vine Estate is to host “10 weddings.. and other events per year”, I can imagine the disruption to neighbouring properties related

to the noise of 80 people celebrating, and the related vehicle traffic being substantial. There is already a history of conflict with neighbours of the property, and I do not believe that a Good Neighbours Agreement will have any binding effect on the behaviour and operation of the estate in future. I am aware that there is resistance from neighbouring properties to the estate, and I believe that this as a result of past experience and interaction with the estate and their guests.

I believe that the owners of the estate have invested great deal of money in their venture but this appears to have been prior to obtaining licensing for their business. This should not be a reason for attempting to leverage the application either.

There have been public surveys from the Municipality regarding our community's priorities for development, and to my knowledge it has been fairly unequivocally stated that the majority of the community would like to see the rural nature of the area maintained. I see this application setting a precedent for further business development in agricultural and rural areas, which may further degrade the ambience of our remaining rural areas. I am certainly not averse to business development in our valley, but it needs to be sensitive to what we have now, and in the future, otherwise the reasons for so many of us moving here in the first place, and the reputation of our valley as a destination, will be ruined. I am fully aware of the challenges that lie ahead with the changes in the municipal tax base with the loss of the Domtar mill, but I would appeal to council to keep their eye on the longterm goals of the community as a whole.

With respect,

Sincerely

**Paul Terlien**  
**Resident of North Cowichan**

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

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**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#)  
**Subject:** Oak and Vine: Zoning Amendment ZB000272 - Bylaw No. 4030 (2-6380 Lakes Road)  
**Date:** Wednesday, January 14, 2026 8:07:38 AM  
**Attachments:** [Zoning Amendment ZB000272 Oak and Vine.pdf](#)

**FIPPA s. 22 (1)**

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To North Cowichan Council - Listed in our attached PDF Letter are our concerns regarding Oak and Vine: Zoning Amendment ZB000272 - Bylaw No. 4030 (2-6380 Lakes Road). Thank you for your attention, Suzanne Thur and Brian Porter - 6433 Tyler Place, North Cowichan

**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#)  
**Subject:** Opposed to Oak and Vine Zoning Amendment ZB000272 - Bylaw No. 4030 (2-6380 Lakes Road)  
**Date:** Monday, January 19, 2026 8:36:04 AM  
**Attachments:** [Zoning Amendment ZB000272 Oak and Vine.pdf](#)

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It has come to our attention that our letter opposing Oak and Vine Zoning Amendment ZB000272 - Bylaw No. 4030 (2-6380 Lakes Road) has been listed in North Cowichan as having 'Concerns' and not being 'Opposed'. This is not true. The opening statement in my letter dated, January 10, 2026 clearly states that we are OPPOSED to the amendment.

**"We are opposed to Zoning Amendment ZB000272. Further to our submitted concerns dated December 4, 2025, our reasons are as follows:..... "**

Thank you for your attention and add my number to the opposition count.

Suzanne Thur and Brian Porter - 6433 Tyler Place, North Cowichan

For your information, I'm resending my letter as attached in PDF format below.

**From:** Suzanne Thur and Brian Porter  
6433 Tyler Place, North Cowichan, BC, V9L 5V3  
January 10, 2026

**To:** North Cowichan Council      **Re:** Oak and Vine Zoning Amendment ZB000272  
Zoning Amendment Bylaw No. 4030 (2-6380 Lakes Road)

We are opposed to Zoning Amendment ZB000272. Further to our submitted concerns dated December 4, 2025, our reasons are as follows:

**Event Venue Amongst Established Homes:** Foremost, this zoning amendment is inappropriate and should be denied. Granting a commercial Event Venue permission to operate amongst established homes, is incompatible to the area land use. For their commercial benefit, the Oak and Vine can significantly change the way we live in our homes and on our properties - forever.

**39 Neighbours Signed No:** Neighbours who live within proximity of the Oak and Vine, have voiced their concerns. 10 Wedding Venues consuming most summer weekends, will have impact. Increased traffic, slamming car doors, celebratory laughter and party atmosphere are examples of noise that travels far. Like our neighbours, we have invested in our properties so we can live outside from May to September. Our outside is where we thrive, enjoy and rest. Entire summers consumed with weddings and other events, will negatively impact our personal space.

**It's more than 10 Weddings:** Inherent, within the permit, the Oak and Vine can also host extra 'Charitable Events' and they've asked for an additional 5. The size and nature of those events are up to the discretion of the Oak and Vine. More than 10 weddings, we potentially can be looking at 15+ events being hosted at the Oak and Vine.

**Amendment Carries Over to New Owners:** In 2023 the Oak and Vine had been up for sale. A sale of the property would also include the legal rights to run an event venue. Prospective buyers would have a contract to host events, without submitting a plan to North Cowichan, without being accountable to residents. That in itself is concerning.

**Good Neighbour Agreement Not Enforceable:** Most importantly, this suggested agreement is not a strong safeguard, it is voluntary. It focuses on the goodwill of the owners, which has yet to be proven. This type of agreement gives neighbours no legal voice, just a promise of good intentions.

**A Temporary Use Permit Required:** Documented with North Cowichan, the Oak and Vine has a recorded history of non-compliance, with negative impact on neighbours. Now rebranded, it stands to reason a TUP is required, enforcing the Oak and Vine to adhere to regulations. A TUP gives neighbours, a strong safeguard.

**Zoning Amendment Can't Be Reversed:** A commercial event venue, tucked amongst established homes, does not make neighbourhood sense. Especially with no enforceable safeguards. It allows the Oak and Vine to operate without impunity. Once the zoning is amended, it cannot be reversed.

**TUP- A Fair Compromise:** If the zoning is to be amended, then a 2 – 3 year Temporary Use Permit should be an easy compromise for North Cowichan; the Oak and Vine can prove they will abide by the regulations, while the neighbours will have an enforceable safeguard. That would be fair.

Thank you for your attention – Suzanne Thur and Brian Porter

**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#)  
**Subject:** Fwd: LAKES RD  
**Date:** Wednesday, January 14, 2026 12:20:39 PM  
**Attachments:** [LAKES RD.pdf](#)

---

Hi,

Resending in PDF. Hopefully this will work?!

Thanks so much  
Esmé

Sent from my iPad

**Subject: LAKES RD**

Sent from my iPad

To: North Cowichan Mayor and Council  
**Re: Zoning Amendment Bylaw No. 4030 (2-6380 Lakes Road)**

Dear Mayor and Council,

I am writing to formally oppose Zoning Amendment Bylaw No. 4030 related to the Oak & Vine proposal on Lakes Road.

I am also writing to you as a deeply concerned rural citizen in North Cowichan after attending the council meeting on Wednesday, 17 Dec, 2025.

The meeting left me totally disillusioned with this process of bringing **real** concerns of 37 immediate neighbours on petition.

I have always believed in fairness across all walks of life and following rules as implemented by this municipality and/or the government of the day. It helps to create safe boundaries and therefore order in society.

I also realized how fragile the rights of our small neighbourhood community really are. Council members can decide the fate of this whole neighbourhood, without having to deal with the impact and subsequent possible outcome, themselves. Most, if they are honest, would probably prefer not to live next to a busy event venue like this.

## **OPEN HOUSE & VENUE IMPACT**

I realized that you were all, very strategically, invited to an open house in September, where you were shown all the improvements to infrastructure, by this couple. We, and I quote the applicants' own words: "the neighbours 30 ft across the road, who can do whatever they want", were not even approached in person to attend. This does not reflect neighbourhood engagement stated by the applicants in the true sense of the word.

While you were there, enjoying the quiet and the view over our farm's green hayfields towards the lake, I would hope that the **rural** nature of this location struck a cord. This is NOT the scene that will greet us on our outside decks and patios as we try to spend time with our families on warm summer weekend evenings.

Instead, we will have to contend with and be on the receiving end of 3 day long events, 80 guests arriving in droves and whatever choice of music the wedding party might prefer. This location is broadly advertised as having outdoor appeal and access to the whole vineyard, on the applicants' website.

Please see below, quoted directly from Oak & Vine venue website: [oakandvineestate.com](http://oakandvineestate.com)

1. Exclusive use of the venue from Friday at 3pm to Sunday at 3pm.
2. A rehearsal gathering for up to 25 guests the evening before the wedding until 8pm.

3. Choice of two stunning ceremony locations: lawn within the vineyard overlooking the lake and mountains, or a setting surrounded by a lavender field.
4. Access to the vineyard grounds, pond, infinity pool, and forest for photographs.
5. Cocktail hour outdoor space with overhead string lights and wine barrel bar tables.

Events will be allowed to continue until 11pm to 12 am. Our past experience is that the music and guest noise is projected down the hill towards our home. Furthermore, sound proofing reassurances simply don't reflect the nature of summer outdoor weddings. I cannot see how you could keep all guests contained inside for a whole evening and guests not utilizing the extensive decks outside on the venue structure as being offered above.

This will then be repeated over and over, for 10 weekends, most probably all summer long (I don't know of many brides wanting to get married in the middle of the wet dark winter). Council member Christopher Justice, very eloquently spoke to this, on the first meeting. The 5 additional not for profit events offered by the applicants, will then result in a total of 15 events per annum, increasing the noise and already dense traffic load of an arterial road such as Lakes rd.

All of us have the need and right to come up for air on weekends after long work weeks.

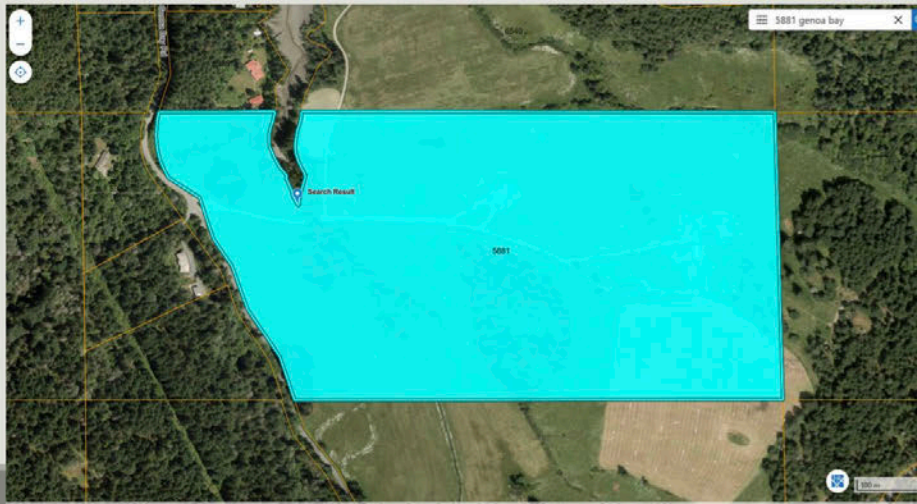
## **VENUE SIZE:**

I refer back again to the to scale presentation on 17 Dec. 2025 (included below in pictures), comparing wedding venues of Bird's Eye Cove Farm & Maple Grove Farm vs Oak & Vine.

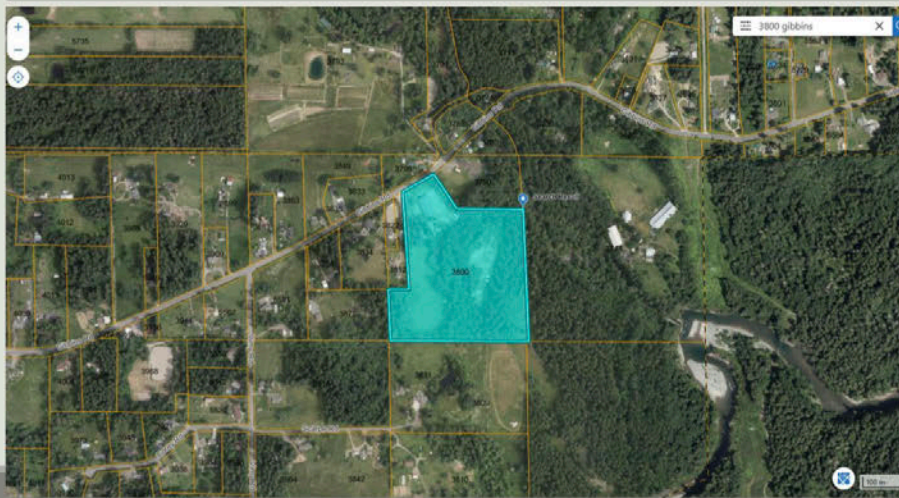
It would be worth your while to peruse this again on maps on your devices, zooming out even more, and paying close attention to how glaringly straight forward it is, that this property is just not in the ideal location for such a business in the middle of a dense neighbourhood.

A wedding venue, quite frankly, cannot be compared to a neighbourhood hairdresser, a tasting room, even a restaurant where guests or clients quietly comes and goes.

# Bird's Eye Cove Farm



# Maple Grove Farm



# Oak & Vine



## ZONING

To the point of building and improving their infrastructure first, and then approaching council for approval/rezoning: we are zoned ALR. We are held to very specific rules and regulations. Prior to building any infrastructure, we have to be approved not only by the Agricultural Land Commission but subsequently also by the North Cowichan Municipality.

Coincidentally, we recently applied for licensing to build our 2 car garage/farm equipment storage right next to our house .It took us almost a year to get approval from ALC and North Cowichan Municipality(with environmental impact studies etc) and we are almost on our 8th building inspection by the North Cowichan municipality. We are following and abiding by the rules. We cannot just “do what we want”.

If you are willing to permit this request for rezoning, despite the proximity of multiple residential homes, what is preventing any of us to approach council in future for rezoning after personal investment and quoting this case as precedent?

While the letter of application paints a rosy picture of neighbourly conduct and engagement, their social media page (Lakes/Wicks rd Area & neighbourhood forum) has allowed subtle aggressive attitudes towards immediate neighbours without any attempt of the applicants as facebook/site administrators to moderate this discreet form of bullying.

While the opposing views of 37 neighbours have recently been heard, the claimed support of 1600 followers, clearly does not reflect the informed views of those with **geographic** proximity to this property.

## **CLOSING STATEMENT:**

Let me be clear. I am NOT and will never be, against small business development, entrepreneurial endeavours or moving forward as a municipality or community.

However:

1. These practices have to be located in an appropriate setting which does not distract from neighbourhood peace & calm.
2. It cannot impact on people's day to day lives and mental health.
3. It should unequivocally and with certainty be respectful to all neighbours.

Like the applicant shared in her opening remarks, many of us have carried dreams at one time or another. Some evolve, some change shape, and some must be set aside as life unfolds.

What I am speaking of today is not a dream, but a basic necessity in an overstimulated, fast-paced world. Like all of you, I need to be able to return home to a place of quiet—to a rural space our family chose long ago with intention and care.

That sense of peace and grounding is what allows me (and all neighbours) to remain healthy, balanced, and able to continue contributing meaningfully to the North Cowichan and Duncan community.

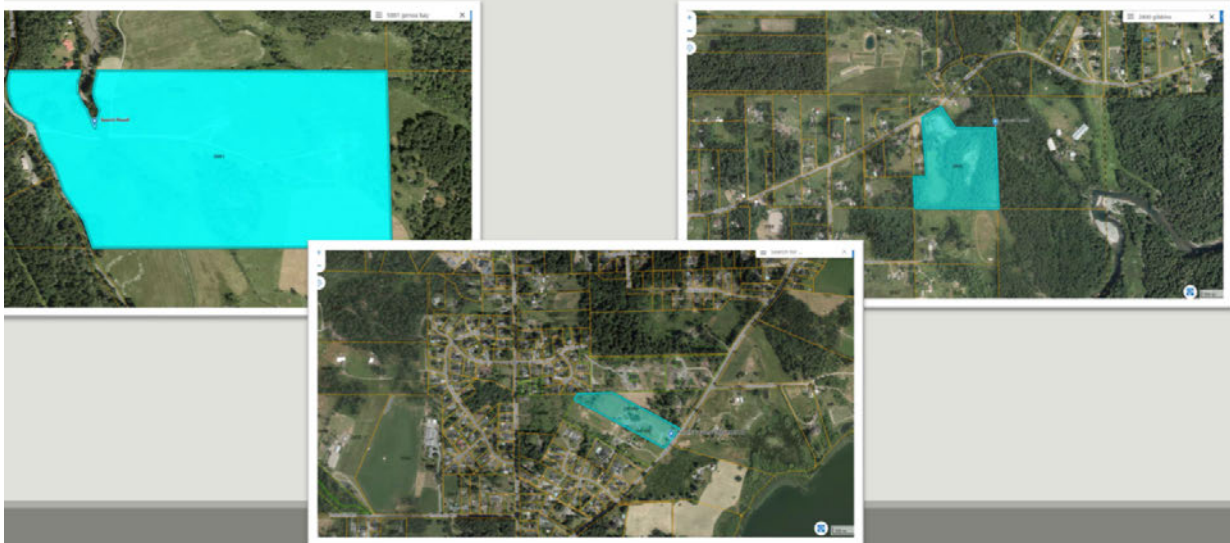
Esmé Malherbe

Concerned citizen and immediate neighbour

6387 Lakes rd, North Cowichan

## Comparison

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## Petition

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**To deny the application for a permanent zoning amendment at 2-6380 Lakes Road (ZB000272) that would allow its use as an event venue in the middle of a rural residential neighbourhood.**

Sent from my iPad

**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#)  
**Subject:** Ref Zoning Amendment Bylaw No.4030 ( 2-6380 Lakes Road )  
**Date:** Wednesday, January 14, 2026 5:03:20 PM

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You don't often get email from [REDACTED]. [Learn why this is important](#)

Mayor & Council **FIPPA s. 22 (1)**

I am a resident of 6439 Lakes and am very familiar with the Lakes Road Property that the zoning is proposed

- ~ The building in question was built for storage and for the winery equipment etc .
- ~ The other home on the property had a small tasting room in the basement .
- ~ At one time the grapes from my property went to the 22 Oaks Winery .

The previous special permits allowed for weddings resulted in noise , cars parked on the road and along Stanhope Road which I live off , also there was garbage dumped and liquor bottles and cans on Stanhope and thrown in the ditch . I do question the parking , the traffic and having events that tend to be of a party nature with alcohol consumption in this area.

This is more of a rural area with large acreages in the ALR and council needs to consider that .

Overall I am pro~business but question this in this semi rural farming area . Many of us bought our properties for the quietness and it being land in the ALR that doesn't allow development.

I have read the reports to council and information available . I would urge Council at this time NOT to give permanent rezoning classification but to allow 1-2 years under special events permits to see how things go with the changes the owners say they have made and to see if there is impact to the neighbours and their overall compliance as they were out of compliance before holding other events . I feel this is fair to the neighbours and gives the business a chance to prove itself .

Jerry Doman

I

**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#)  
**Subject:** SUPPORT FOR OAK & VINE ESTATE  
**Date:** Wednesday, January 14, 2026 2:24:07 PM

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**FIPPA s. 22 (1)**

You don't often get email from [REDACTED]. [Learn why this is important](#)

I wish to write in support of Randy Westlake and Masika Allan and their Oak & Vine Estate wedding venue but first let me introduce myself and give you a brief history of my relationship with Randy Westlake.

Please take the time to read this in it's entirety.

My name is Loretta Giesbrecht, I'm 66 years old and I have lived in and been a tax paying homeowner in the Cowichan Valley since 1991 when my husband and I moved from Victoria to Shawnigan Lake followed by a move in 2007 to North Cowichan where we reside. I began working as receptionist at Peter Baljet GM in 2007 and I retired from there early last year. After Pieter sold the dealership to Auto Canada, a series of general managers turned a thriving, well respected business (somewhere I was proud to work) into a business with a shrinking customer base and low employee morale. The general manager immediately preceeding Randy single handedly destroyed customer confidence and employee morale to the point where in 2018 when I took leave for hip replacement surgery I was certain I would not return! It was that bad, it was that toxic!!

Enter Randy Westlake (July 2018) and while I was recovering from my surgery I was encouraged by my co-workers to meet him and talk to him. I met Randy and in September returned to work where he immediately inquired about the comfort of the chair I was sitting in. It was as hard as a rock and uncomfortable to sit in at the best of times let alone 8 weeks post hip surgery. He told me to find the most comfortable chair I could and that weekend I did just that. The following week 2 of the memory foam chairs I had chosen were delivered, one for me and one for my co-worker. Randy cared and that spoke volumes to me, at that time, about the kind of person he is.

To my amazement this unassuming, kind, thoughtful, caring human turned the dealership around to be not only the most enjoyable place I've ever worked but to being a trusted dealership once again and, in time, the customers who had previously left returned. Team spirit returned and in fact multiplied and a sense of family permeated the dealership.

Having now retired and learning of Randy & Masika's Oak & Vine Estate venture I must wholeheartedly throw my support behind them. Randy is as authentic and as genuine as they come. He cares about the individual and is one of the most honest and respectable people I've had the pleasure of knowing. Randy and Masika have

made every effort to ensure that their venue is first class because that's the kind of people they are, first class.

We need this wedding venue in the valley. We need people like Randy and Masika making a positive difference in our community. I like to see good things happen to good people and Randy and Masika are good people.

Kind regards,

Loretta

**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#)  
**Subject:** Letter of Support for Masika Allan and Randy Westlake's application  
**Date:** Wednesday, January 14, 2026 8:15:29 PM

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You don't often get email from [REDACTED] [Learn why this is important](#)

To Whom it May Concern **FIPPA s. 22 (1)**

As a resident of the Lakes Rd/Wicks Rd area nearby the proposed wedding venue application for "Oak & Vine Estate", I would like to express my support for the application.

From my perspective, the applicants have been very conscientious with regards to mitigating the possible impacts on immediate and nearby neighbours. Their informative posts and messaging addressing peoples' concerns have demonstrated an exceptional awareness of their responsibility to the area while operating such a venture. Throughout their development efforts they have sought to inform everyone, solicited concerns and made every effort to address those concerns.


I do not believe the limited number, size and durations of the events to be hosted will create any noticeable increase of noise or traffic volumes in this area. The amount of traffic would certainly be far less than that endured recently during the Herd Rd closures which saw a high volume of traffic routed along Lakes Rd. Other similar local venues such as the Duncan Lodge on Moose Rd and the Italian Deli on Lakes Rd have not created issues in this area during my 29 years of residency on Wicks Rd and have far fewer restrictions on their operations.

In short, I believe the Oak & Vine Estate wedding venue will be a positive addition to our neighbourhood's fabric and hope to see it in operation soon.

Sincerely,

Clay Cherneff  
6321 Wicks Rd

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

**From:** [Oak & Vine Estate](#)  
**To:** [Public Meetings](#); [Legislative Services](#); [Council](#)  
**Subject:** Petition Submission for Oak & Vine Estate  
**Date:** Wednesday, January 14, 2026 10:39:03 PM  
**Attachments:** 

**FIPPA s. 22 (1)**

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Dear Mayor, Members of Council and North Cowichan Municipality staff,

I am writing to formally submit community support materials for public record in relation to Application ZB000272 for Oak & Vine Estate, which is scheduled to come forward for decision at the Public Hearing on January 21st.

At the time of writing, the public petition in support of the application has received 1,733 signatures. This petition reflects broad public support and highlights the economic, tourism, and community value that Oak & Vine Estate contributes to the region.

In addition to the public petition, I have also included a Statement of Support from our Neighbourhood Open House, which contains 61 signatures from nearby residents who attended the event. Notably, nine of these signatures are from our direct property line neighbours, including:

- Lee Anne Marshall & Craig McKay  
1-6380 Lakes Road (strata neighbours)
- Lingan & Joan Chua  
6368 Lakes Road
- Greg & Judy Adams  
2260 Regina Drive
- Barb Martin  
2262 Regina Drive
- Diana Hallam & Les Hubert  
6441 Tyler Place

These neighbours are the closest residences to the event venue, with three of the homes located approximately 60 metres from the reception space. Our strata neighbours share our driveway and their home is surrounded by our property. All have expressed full support for our business operating permanently based on their direct, lived experience of events taking place

on the property. They have indicated that we have put appropriate procedures in place for sound mitigation and that events did not negatively impact their enjoyment of their properties or cause disturbance.

For reference, I have included:

- The live public petition link, showing the current number of signatures [REDACTED] **FIPPA s. 22 (1)**
- An exported list of petition signatories
- The Neighbourhood Open House Statement of Support, including attendee signatures

We appreciate the time and consideration Council has given to Application ZB000272 and to the voices of the community and neighbouring residents who have chosen to speak in support. Please do not hesitate to reach out should any additional information or clarification be required.

Thank you for your continued work and consideration.

Kind regards,

Randy Westlake & Masika Allan

Oak & Vine Estate

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

STATEMENT OF SUPPORT FOR

# OAK & VINE ESTATE

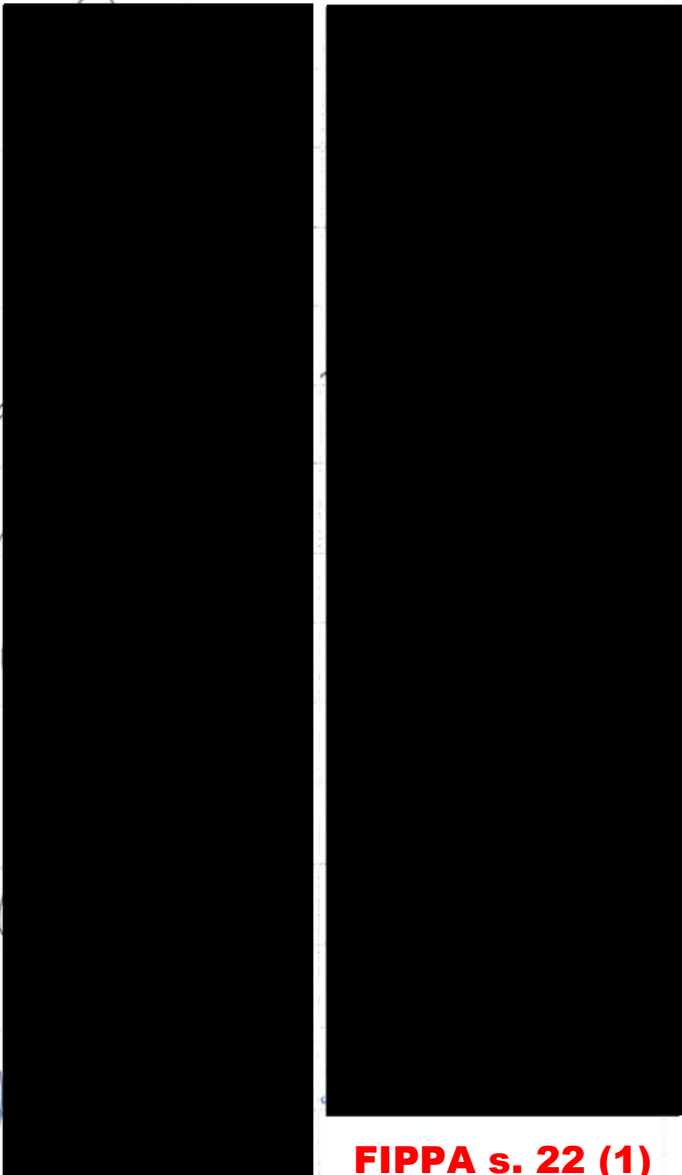

By signing below, we show our support for Oak & Vine Estate to host a limited number per year of weddings and community gatherings at 6380 Lakes Road. We believe it's a beautiful use of the property that benefits our community.

| #  | Name            | Signature  | Phone Number           |
|----|-----------------|------------|------------------------|
| 1  | Lee-Anne Marsha | [Redacted] | [Redacted]             |
| 2  | Carly Skilito   | [Redacted] | [Redacted]             |
| 3  | Darlene Ingham  | [Redacted] | [Redacted]             |
| 4  | ERIN EBANKS     | [Redacted] | [Redacted] 7           |
| 5  | Jean Rutledge   | [Redacted] | [Redacted]             |
| 6  | Connie McKay    | [Redacted] | [Redacted]             |
| 7  | Sandy Keenstra  | [Redacted] | [Redacted]             |
| 8  | Betty Seinen    | [Redacted] | [Redacted]             |
| 9  | Cheyenne Perry  | [Redacted] | [Redacted]             |
| 10 | Tyler Drayson   | [Redacted] | [Redacted]             |
| 11 | SHONA VAN ECKEN | [Redacted] | [Redacted]             |
| 12 | CYRIL KRASNIK   | [Redacted] | [Redacted]             |
| 13 | Barbara Martin  | [Redacted] | [Redacted]             |
| 14 | Craig Burkha    | [Redacted] | [Redacted]             |
| 15 |                 |            | <b>FIPPA s. 22 (1)</b> |

STATEMENT OF SUPPORT FOR

# OAK & VINE ESTATE

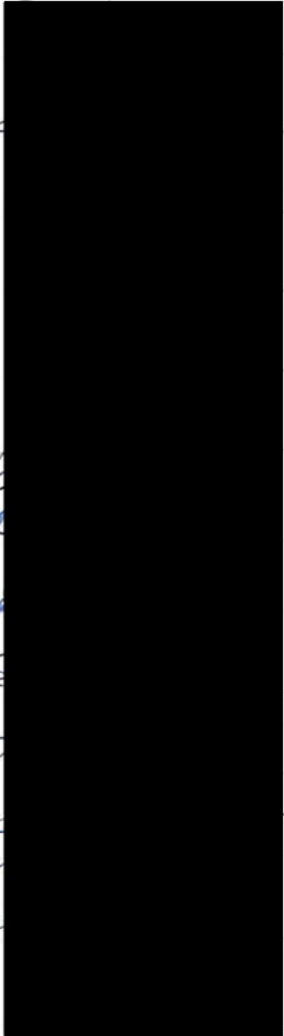
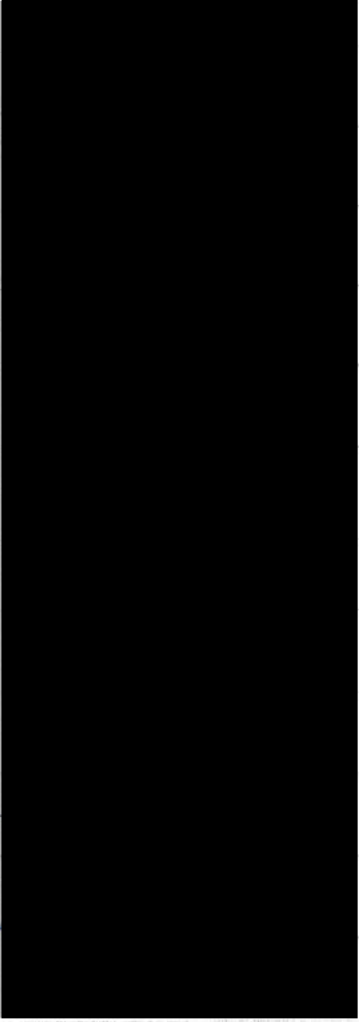
By signing below, we show our support for Oak & Vine Estate to host a limited number per year of weddings and community gatherings at 6380 Lakes Road. We believe it's a beautiful use of the property that benefits our community.

| #  | Name                | Signature   | Phone Number  |
|----|---------------------|---|---|
| 1  | Brandy Lutters      |  |  |
| 2  | Justin Weir         |   |   |
| 3  | Bobbi Byng          |   |   |
| 4  | Brooke Fielden      |   |   |
| 5  | Joe & SHELLEY ALLAN |   |   |
| 6  | Danaca Lauzon       |   |   |
| 7  | Auson Hirdle        |   |   |
| 8  | JUDY ADAMS          |   |   |
| 9  | Greg Adams          |   |   |
| 10 | CRAIG HIRDLE        |   |   |
| 11 | Helene Squire       |   |   |
| 12 | Cory Powers         |   |   |
| 13 | Kirsten Webster     |   |   |
| 14 | Jordan H            |   |   |
| 15 |                     |   |   |

**FIPPA s. 22 (1)**

STATEMENT OF SUPPORT FOR  
OAK & VINE ESTATE

By signing below, we show our support for Oak & Vine Estate to host a limited number per year of weddings and community gatherings at 6380 Lakes Road. We believe it's a beautiful use of the property that benefits our community.

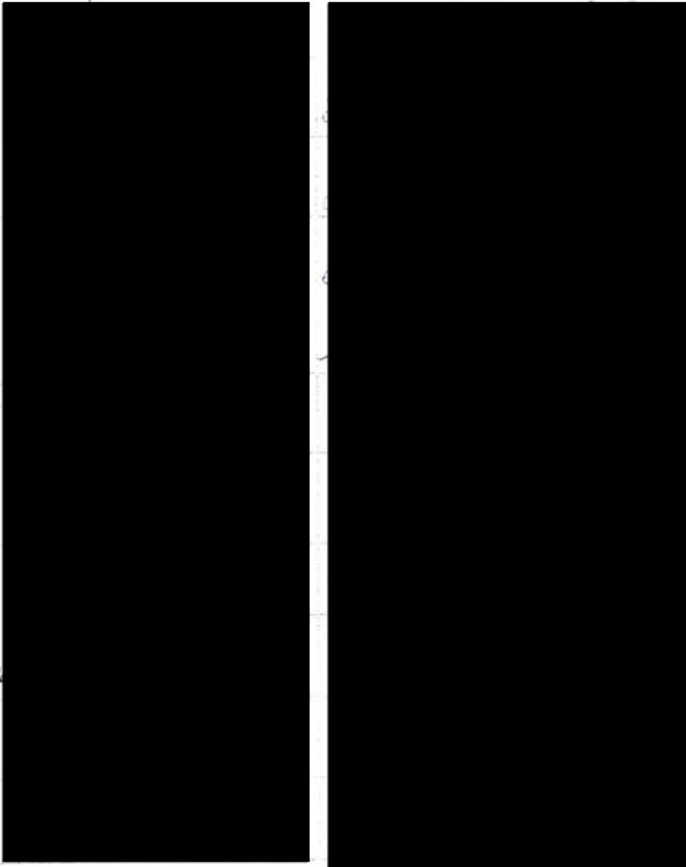
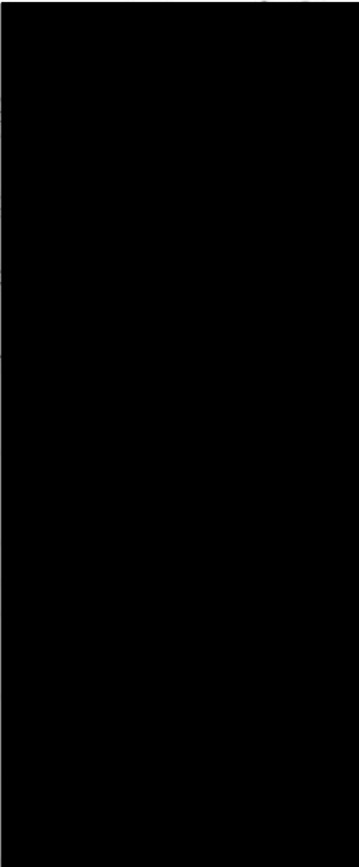
| #  | Name             | Signature  | Phone Number  |
|----|------------------|--|---|
| 1  | Olga Roberts     |  |  |
| 2  | CHRIS LEBLANC    |  |   |
| 3  | Koren Palmer     |  |   |
| 4  | Michael Palmer   |  |   |
| 5  | Chris Wilkinson  |  |   |
| 6  | Ray Little       |  |   |
| 7  | Randy Moccand    |  |   |
| 8  | SAMANTHA MOCCAND |  |   |
| 9  | TERIS BEATHANNE  |  |   |
| 10 | KEVIN CORNUM     |  |   |
| 11 | Matthew Huotari  |  |   |
| 12 | Chris Bentley    |  |   |
| 13 | Brennan Morgan   |  |   |
| 14 |                  |  | <b>FIPPA s. 22 (1)</b>  |
| 15 |                  |  |   |

10

STATEMENT OF SUPPORT FOR

# OAK & VINE ESTATE

By signing below, we show our support for Oak & Vine Estate to host a limited number per year of weddings and community gatherings at 6380 Lakes Road. We believe it's a beautiful use of the property that benefits our community.

| #  | Name               | Signature   | Phone Number  |
|----|--------------------|---|---|
| 1  | Samantha Hudson    |  |  |
| 2  | Erin Spence        |   |   |
| 3  | Shelley Knott      |   |   |
| 4  | Randy Knott        |   |   |
| 5  | JOE ALLAN          |   |   |
| 6  | Shelley Allan      |   |   |
| 7  | Brittany Foote     |   |   |
| 8  | Jenny Hofmeister   |   |   |
| 9  | Lorne Lloyd-Walker |   |   |
| 10 | Jan Seke           |   |   |
| 11 | Todd White         |   |   |
| 12 |                    |   | <b>FIPPA s. 22 (1)</b>  |
| 13 |                    |   |   |
| 14 |                    |   |   |
| 15 |                    |   |   |

STATEMENT OF SUPPORT FOR

# OAK & VINE ESTATE

By signing below, we show our support for Oak & Vine Estate to host a limited number per year of weddings and community gatherings at 6380 Lakes Road. We believe it's a beautiful use of the property that benefits our community.

| #  | Name               | Signature  | Phone Number |
|----|--------------------|------------|--------------|
| 1  | Ken McRoss         | [REDACTED] | [REDACTED]   |
| 2  | Rhonda McBae       | [REDACTED] | [REDACTED]   |
| 3  | Louise Pimlott     | [REDACTED] | [REDACTED]   |
| 4  | Revena Sarrick     | [REDACTED] | [REDACTED]   |
| 5  | Bob Kolenberg      | [REDACTED] | [REDACTED]   |
| 6  | LINGAN & JOAN CHUA | [REDACTED] | [REDACTED]   |
| 7  | Siane Hallan       | [REDACTED] | [REDACTED]   |
| 8  | Lus Hebert         | [REDACTED] | [REDACTED]   |
| 9  |                    |            |              |
| 10 |                    |            |              |
| 11 |                    |            |              |
| 12 |                    |            |              |
| 13 |                    |            |              |
| 14 |                    |            |              |
| 15 |                    |            |              |

**FIPPA s. 22 (1)**

# Let Oak & Vine Estate Host Weddings and Events Permanently

## Sign petition

1,749

Verified signatures

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Decision Maker: Municipality of North Cowichan Council

16 Supporter Voices

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## The Issue

Let Oak & Vine Estate Host Weddings and Events Permanently

Oak & Vine Estate is a small, family run vineyard and lavender farm on Lakes Road in North Cowichan, BC. For the past six years, Randy Westlake and Masika Allan, have operated under two temporary permits, hosting a handful of weddings and community events.

They are now asking the Municipality of North Cowichan for a permanent zoning amendment to allow up to 10 weddings and events per year, ending by 11:00 pm, to bring stability to their family business and the many local vendors who depend on it.

This proposal is not for a commercial event centre, but rather a small scale, locally owned agri-tourism venue that aligns with the rural and agricultural charm of the Cowichan Valley.

Why We Support This Amendment

Active Agricultural Use and Agri-Tourism Alignment

Oak & Vine Estate is an actively farmed property, producing both grapes and lavender. Like agricultural operations within the Agricultural Land Reserve (ALR) who are already able to host 10 events per year, the owners are simply seeking the same fair opportunity to offset the high costs of farming through limited on site events that complement their agricultural activities. These weddings and celebrations highlight local products, support regional tourism, and align with the spirit of agri-tourism.

Community and Economic Benefits

Each event supports dozens of local small businesses such as caterers, florists, photographers, décor companies, musicians, hairdressers, bakers, videographers etc. keeping revenue within the Cowichan Valley.

Weddings and events attract visitors who contribute to local tourism, dining, and hospitality sectors.

#### Responsible, Low Impact Operations

Events are capped at 10 per year with strict guest limits, early end times, and comprehensive noise mitigation measures. The venue has been approved for A2 Assembly Use Occupancy, meaning it meets all fire safety, building code, and accessibility requirements verified by professionals and the municipality. The owners have completed multiple improvements to address neighbour feedback, including additional soundproofing, parking organization, and natural privacy screening. Amplified events are contained to the soundproofed event space and to date there have been no bylaw complaints regarding sound travel.

#### Transparency and Goodwill

Masika and Randy have consistently invited neighbours to visit, share feedback, and see the soundproofing and operational safeguards for themselves. Their approach has always been open, respectful, and community-minded. They also frequently donate the use of their space to local non-profits and charities, offering the property free of charge for meetings, small gatherings, and community initiatives which is a reflection of their ongoing commitment to giving back to the Cowichan Valley.

#### In Summary

We believe Oak & Vine Estate contributes positively to our community, enhances local tourism, and demonstrates responsible stewardship of rural land. Approving this zoning amendment supports small business, local jobs, agriculture, and family run entrepreneurship while maintaining the integrity and beauty of the area.

With a proven history of responsible operations under temporary permits, and as an actively farmed property seeking the same opportunities afforded to ALR land, it is both fair and timely that Oak & Vine Estate be granted a permanent zoning amendment to continue providing these benefits with confidence and business stability.

We respectfully urge Council to approve the zoning amendment for Oak & Vine Estate.

| Name                 | City            | Province | Postal Code | Country | Signed On  |
|----------------------|-----------------|----------|-------------|---------|------------|
| Masika Allan         | Duncan          |          | V9L5V6      | Canada  | 10/27/2025 |
| Randy Westlake       | Duncan          |          | V9L         | Canada  | 10/27/2025 |
| Alaina Crone         | Calgary         |          | T3E         | Canada  | 10/27/2025 |
| Julie Prystupa       | Duncan          |          | V9L         | Canada  | 10/27/2025 |
| Launa Murai          | Nanaimo         |          | V9T         | Canada  | 10/27/2025 |
| Cheryl Hagel         | Victoria        |          | V9B         | Canada  | 10/27/2025 |
| Cailee Vensel        | Lake Cowichan   |          | V0R2G0      | Canada  | 10/27/2025 |
| Brooke Hewitt-Morgan | Nanaimo         |          | V9T         | Canada  | 10/27/2025 |
| Montana Prystupa     | Duncan          |          | V9L         | Canada  | 10/27/2025 |
| Haley Dawn           | Duncan          |          | V9L         | Canada  | 10/27/2025 |
| Brooke Doyle         | Cumberland      |          | V0R 1S0     | Canada  | 10/27/2025 |
| Samreet Randhawa     | Calgary         |          | T3N         | Canada  | 10/27/2025 |
| Demi Rose            | Duncan          |          | V9L 5W7     | Canada  | 10/27/2025 |
| Marcus Leno          | Victoria        |          | V8T         | Canada  | 10/27/2025 |
| kyle burrow          | Cold Lake       |          | t9m2c4      | Canada  | 10/27/2025 |
| Joe Allan            | Duncan          |          | V9L         | Canada  | 10/27/2025 |
| Shelley Allan        | Lake Cowichan   |          | V0R2G0      | Canada  | 10/27/2025 |
| Daphne Smith         | North Cowichan  |          | V9L5R4      | Canada  | 10/27/2025 |
| Michelle Cavanagh    | Duncan          |          | V9L         | Canada  | 10/27/2025 |
| Emilie Breton        | Ville-Marie     |          | J9V         | Canada  | 10/27/2025 |
| Jasmine sulyok       | Nanaimo         |          | V9R         | Canada  | 10/27/2025 |
| Alexandre Marcil     | pointe-Calumet  |          | j0n1g0      | Canada  | 10/27/2025 |
| Kelsey Mellor        | Victoria        |          | V9A         | Canada  | 10/27/2025 |
| Christine Stokes     | Nanaimo         |          | V9R         | Canada  | 10/27/2025 |
| Alison Drake         | Lake Cowichan   |          | V0R2G0      | Canada  | 10/27/2025 |
| Carmen Fowler        | Nanaimo         |          | V9T         | Canada  | 10/27/2025 |
| Jenny Hofmeister     | Victoria        |          | V8R         | Canada  | 10/27/2025 |
| Vernadean Douglas    | Duncan          |          | V9L5V9      | Canada  | 10/27/2025 |
| Jori Fales           | Victoria        |          | V9B         | Canada  | 10/27/2025 |
| Robin Douillard      | Duncan          |          | V9L         | Canada  | 10/27/2025 |
| Samantha Hudson      | Duncan          |          | V9L         | Canada  | 10/27/2025 |
| Victoria Robinson    | Duncan          |          | V9L6P1      | Canada  | 10/27/2025 |
| Byron Ward           | Edmonton        |          | T5T         | Canada  | 10/27/2025 |
| Cheyenne Perry       | Victoria        |          | V9A         | Canada  | 10/27/2025 |
| Lisa Thew            | Duncan          |          | V9L 5N3     | Bahamas | 10/27/2025 |
| Miroslawa Duszynska  | North Vancouver |          | V7j1s2      | Canada  | 10/27/2025 |
| Emily Moore          | Duncan          |          | V9L         | Canada  | 10/27/2025 |
| Rena Lutters         | Duncan          |          | V9L         | Canada  | 10/27/2025 |
| Lindsay Dyke         | Duncan          |          | V9L         | Canada  | 10/27/2025 |
| Shawn Blom           | Cowichan bay    |          | V0R 1N0     | Canada  | 10/27/2025 |
| Marilyn Blom         | Chemainus       |          | V0R1K1      | Canada  | 10/27/2025 |
| lisa ketch           | Duncan          |          | V9L         | Canada  | 10/27/2025 |
| Lesla Campbell       | Duncan          |          | V9L         | Canada  | 10/27/2025 |
| Emily Ratcliffe      | Victoria        |          | V8N         | Canada  | 10/27/2025 |
| Diana Davison        | Nanaimo         |          | V9G 1Y9     | Canada  | 10/27/2025 |

|                           |                  |         |        |            |
|---------------------------|------------------|---------|--------|------------|
| Jenny Glenn-Giles         | Duncan           | V9L     | Canada | 10/27/2025 |
| Shelley Knott             | Duncan           | V9L     | Canada | 10/27/2025 |
| Dana Neuffer              | Duncan           | V9L     | Canada | 10/27/2025 |
| Jenny Dutable             | Cobble Hill      | V8H0J6  | Canada | 10/27/2025 |
| Jeff Glutek               | Duncan           | V9L     | Canada | 10/27/2025 |
| Paul Puleston-Clarke      | North Vancouver  | V7M 1Y9 | Canada | 10/27/2025 |
| Poliziani Pina            | Kirkland         | H9j3b2  | Canada | 10/27/2025 |
| Renee Douglas             | Duncan           | V9L-2z5 | Canada | 10/27/2025 |
| Samantha Allen            | Victoria         | V9C     | Canada | 10/27/2025 |
| Kelsey Latham             | Vancouver        | V5R     | Canada | 10/27/2025 |
| Craig Hindle              | Vancouver        | V5R     | Canada | 10/27/2025 |
| Heather Horn              | Duncan           | V9L     | Canada | 10/27/2025 |
| Shelby Buchan             | North Cowichan   | V9L     | Canada | 10/27/2025 |
| Taylor Dawning            | Victoria         | V8V     | Canada | 10/27/2025 |
| Glen Campbell             | Duncan           | V9L     | Canada | 10/27/2025 |
| Sara Olsen                | Shawnigan Lake   | V8H2A9  | Canada | 10/27/2025 |
| Amber Wauthy              | Sherwood Park    | T6P     | Canada | 10/27/2025 |
| ashley marston            | Duncan           | V9L     | Canada | 10/27/2025 |
| Sarah Davis               | Duncan           | V9L3E8  | Canada | 10/27/2025 |
| Kyle Petrie               | Duncan           | V9L     | Canada | 10/27/2025 |
| Brooke Fielden            | Duncan           | V9L     | Canada | 10/27/2025 |
| Kelsey Doege              | Duncan           | V9L     | Canada | 10/27/2025 |
| Michael Phillips          | Chemainus        | V0r1k4  | Canada | 10/27/2025 |
| Jenni Russell             | Ladysmith        | V9G     | Canada | 10/27/2025 |
| Karen Bezaire             | Campbell River   | V9W     | Canada | 10/27/2025 |
| Carla Schedel             | Duncan           | V9L3E8  | Canada | 10/27/2025 |
| Kayla White               | Crofton          | V0R 1R0 | Canada | 10/27/2025 |
| Marc-Andre Gagnon         | Courtenay        | V9N     | Canada | 10/27/2025 |
| Katie hui                 | Duncan           | V9L     | Canada | 10/27/2025 |
| Gary Hui                  | Duncan           | V9L     | Canada | 10/27/2025 |
| Amy Heide                 | North Cowichan   | V9L 5P9 | Canada | 10/27/2025 |
| Kurt Allan                | Duncan           | V9L     | Canada | 10/27/2025 |
| Jill Mackenzie            | Duncan           | V9L     | Canada | 10/27/2025 |
| Oliver Clegg              | Whistler         | V8E     | Canada | 10/27/2025 |
| Trevor booth              | Duncan           | V9L6m2  | Canada | 10/27/2025 |
| Cindy Kruk                | Vancouver Island | V0r2g0  | Canada | 10/27/2025 |
| Kelsey Jahnke             | Burnaby          | V5H     | Canada | 10/27/2025 |
| Danielle Sobczak          | Red Deer         | T4N     | Canada | 10/27/2025 |
| Kelly Klettke             | Duncan           | V9L 4W1 | Canada | 10/27/2025 |
| Tess Lucas                | Calgary          | T2N     | Canada | 10/27/2025 |
| Brendon Williams          | Lake Cowichan    | V0R 2G0 | Canada | 10/27/2025 |
| Kaleena Ellison           | Duncan           | V9L     | Canada | 10/27/2025 |
| Helena Edwards-van-muijen | Winnipeg         | R3G     | Canada | 10/27/2025 |
| Jennifer Allen            | Vancouver        | V6E     | Canada | 10/27/2025 |
| Kayla Van Boven           | Duncan           | V9L     | Canada | 10/27/2025 |
| Toni Hansen               | Crofton          | V0r1r0  | Canada | 10/27/2025 |

|                     |                |         |        |            |
|---------------------|----------------|---------|--------|------------|
| Cori Skjelstad      | Duncan         | V9L     | Canada | 10/27/2025 |
| Lyndsey Milward     | North cowichan | V9L5V2  | Canada | 10/27/2025 |
| Rachel Beggs        | Duncan         | V9L 0G1 | Canada | 10/27/2025 |
| Bailey Spiteri      | Victoria       | V9B     | Canada | 10/27/2025 |
| Olivia Petley-jones | Duncan         | V9L     | Canada | 10/27/2025 |
| Megan Buchanan      | Lake cowichan  | 2g0     | Canada | 10/27/2025 |
| Antonella Crisanti  | Calgary        | T2E 2A1 | Canada | 10/27/2025 |
| Annette Lindsay     | Courtenay      | V9N     | Canada | 10/27/2025 |
| Lisa Redmond        | Duncan bc      | V9L1g8  | Canada | 10/27/2025 |
| Delilah Rayne       | Vancouver      | V6N     | Canada | 10/27/2025 |
| Brian Stober        | Lake Cowichan  | V0R 2G0 | Canada | 10/27/2025 |
| Erin Vandenberg     | Duncan         | V9L     | Canada | 10/27/2025 |
| Sara Smith          | Duncan         | V9L     | Canada | 10/27/2025 |
| Annalee Irvine      | Duncan         | V9L4p4  | Canada | 10/27/2025 |
| Karey Fiege         | North Cowichan | V5C     | Canada | 10/27/2025 |
| Shelly Anne Friday  | Duncan         | V9L     | Canada | 10/27/2025 |
| Jayne Ingram        | Lake Cowichan  | V0R 2G0 | Canada | 10/27/2025 |
| Indra Johel         | Lake Cowichan  | V0R 2G0 | Canada | 10/27/2025 |
| Grant Butler        | Crofton        | V0R 1R0 | Canada | 10/27/2025 |
| Hayley Luscombe     | Burnaby        | V5H     | Canada | 10/27/2025 |
| Ashley Carey        | Vancouver      | V5Z     | Canada | 10/27/2025 |
| Amie Kubitza        | Duncan         | V9L 4R5 | Canada | 10/27/2025 |
| Jeannine Britz      | Duncan         | V9L     | Canada | 10/27/2025 |
| Alyssa Mckinlay     | Duncan         | V9L     | Canada | 10/27/2025 |
| Tina Mcilroy        | Duncan         | V9 L6J8 | Canada | 10/27/2025 |
| Ryan Little         | Vancouver      | V0R 1N1 | Canada | 10/27/2025 |
| Chelsey Hartshorn   | Duncan         | V9L     | Canada | 10/27/2025 |
| Carla Pollock       | Duncan         | V9L     | Canada | 10/27/2025 |
| Corinne Richter     | Duncan BC      | V9L 4j8 | Canada | 10/27/2025 |
| Melissa Stone       | Nanaimo        | V9R     | Canada | 10/27/2025 |
| Jaedan Carter       | Duncan         | V9L     | Canada | 10/27/2025 |
| Kerri Fry           | Duncan         | V9L4b9  | Canada | 10/27/2025 |
| Madeleine Levy      | Toronto        | M6B 2M7 | Canada | 10/27/2025 |
| Sally Beal          | Duncan         | V9L     | Canada | 10/27/2025 |
| Heather Lauzon      | Westholme      | V0r 3c0 | Canada | 10/27/2025 |
| Lindsay Foote       | Vancouver      | V5Z     | Canada | 10/27/2025 |
| jen Faiithfull      | Vancouver      | V5K     | Canada | 10/27/2025 |
| Michael Beaveridge  | Duncan         | V9L     | Canada | 10/27/2025 |
| Kimberley Burton    | Sooke          | V9Z     | Canada | 10/27/2025 |
| Ryan Fales          | Cowichan       | V0R3E1  | Canada | 10/27/2025 |
| Hannah Beaveridge   | Duncan         | V9L     | Canada | 10/27/2025 |
| Amie Mattice        | Lake Cowichan  | V0R2G0  | Canada | 10/27/2025 |
| Cassandra Carey     | Fort McMurray  | T9K     | Canada | 10/27/2025 |
| Carlyn Kovacs       | Duncan         | V9L     | Canada | 10/27/2025 |
| Stefanie Netley     | Parksville     | V9P     | Canada | 10/27/2025 |
| Vicki Vanjaarsveld  | Duncan         | V9L     | Canada | 10/27/2025 |

|                   |                |         |        |            |
|-------------------|----------------|---------|--------|------------|
| Melissa Cech      | Victoria       | V9C 0M8 | Canada | 10/27/2025 |
| Michelle Neilson  | Duncan         | V9L 3R6 | Canada | 10/27/2025 |
| Alissa Visscher   | Duncan         | V9L     | Canada | 10/27/2025 |
| Brendon Wilson    | Duncan         | V9L     | Canada | 10/27/2025 |
| Deanna Veerman    | Parksville     | V9P     | Canada | 10/27/2025 |
| Ashley Myers      | Duncan         | V9L4j3  | Canada | 10/27/2025 |
| Meaghan Coubray   | Victoria       | V9A     | Canada | 10/27/2025 |
| Lisa Monti        | Duncan         | V9L     | Canada | 10/27/2025 |
| Samantha Bell     | Edmonton       | TW6 2C3 | Canada | 10/27/2025 |
| Amanda Moilliet   | Duncan         | V9L     | Canada | 10/27/2025 |
| Leah McLachlan    | Victoria       | V8T     | Canada | 10/27/2025 |
| Lisa Duncan-Reda  | Duncan         | V9L     | Canada | 10/27/2025 |
| Stacey A          | Duncan         | V9L     | Canada | 10/27/2025 |
| Kaitlyn wawryko   | Surrey         | V3T     | Canada | 10/27/2025 |
| Melissa Johanson  | Lake Cowichan  | V0R 2G0 | Canada | 10/27/2025 |
| Krysta Tompkins   | Duncan         | V9L     | Canada | 10/27/2025 |
| Nicole Moniz      | Sidney         | V8L     | Canada | 10/27/2025 |
| Paige Swinton     | Duncan         | V9L     | Canada | 10/27/2025 |
| Leanne Wasden     | Duncan         | V9L4B9  | Canada | 10/27/2025 |
| Lori Littlejohn   | Duncan         | V0r1k2  | Canada | 10/27/2025 |
| Cynthia Lockrey   | North cowichan | V9L     | Canada | 10/27/2025 |
| Abigail Ballard   | Campbell River | V9W     | Canada | 10/27/2025 |
| Katrina Tutty     | Victoria       | V8S1J2  | Canada | 10/27/2025 |
| Travis Braun      | Duncan         | V9L 3X3 | Canada | 10/27/2025 |
| Chelsea Warren    | Vancouver      | V6E     | Canada | 10/27/2025 |
| Shauna May        | Vancouver      | V5N     | Canada | 10/27/2025 |
| Phelicia Montague | Duncan         | V9L     | Canada | 10/27/2025 |
| Alyssa Burrows    | Duncan         | V9L     | Canada | 10/27/2025 |
| Tanya Lee         | North Cowichan | V9L     | Canada | 10/27/2025 |
| Nick Hayes        | Vancouver      | V5N     | Canada | 10/27/2025 |
| Elvina Morgan     | Langley        | V3A     | Canada | 10/27/2025 |
| Paul Naswell      | Victoria       | V8V     | Canada | 10/27/2025 |
| Michelle Humber   | Duncan         | V9L     | Canada | 10/27/2025 |
| Heather Aitken    | Toronto        | M3L     | Canada | 10/27/2025 |
| Linda Tesser      | Duncan         | V9L     | Canada | 10/27/2025 |
| Shelley Nelson    | Duncan         | V9L     | Canada | 10/27/2025 |
| Roxanne Hale      | Duncan         | V9L6A8  | Canada | 10/27/2025 |
| Nance Janicki     | Duncan         | V9L     | Canada | 10/27/2025 |
| Kathleen K        |                |         | Canada | 10/27/2025 |
| Melany Campbell   | Duncan         | V9L     | Canada | 10/27/2025 |
| Jacqui Turner     | Vancouver      | V6B     | Canada | 10/27/2025 |
| Carrie Hallet     | Duncan         | V9L     | Canada | 10/27/2025 |
| John Erickson     | Nanaimo        | V9T     | Canada | 10/27/2025 |
| Judy Collins      | North Cowichan | V9L 3E2 | Canada | 10/27/2025 |
| Meghan McQuinn    | Duncan         | V9L     | Canada | 10/27/2025 |
| Yvonne Van Ryk    | Duncan         | V9L     | Canada | 10/27/2025 |

|                       |                |         |        |            |
|-----------------------|----------------|---------|--------|------------|
| kate sabov            | Duncan         | V9L5V4  | Canada | 10/27/2025 |
| Erin Wallis           | Campbell River | V9H 1L7 | Canada | 10/27/2025 |
| Melissa Lachman       | Duncan         | V9L     | Canada | 10/27/2025 |
| Ryan Hogg             | Duncan         | V9L     | Canada | 10/27/2025 |
| Brady jenkins         | Victoria       | V9B     | Canada | 10/27/2025 |
| Lucille Zachary       | Victoria       | V8y 3K7 | Canada | 10/27/2025 |
| Kelsey Godkin         | Vancouver      | V5R     | Canada | 10/27/2025 |
| Sarah Michaluk        | Duncan         | V9L     | Canada | 10/27/2025 |
| Al Woodcock           | Duncan         | V9L4X4  | Canada | 10/27/2025 |
| Nicole Mayo           | Vancouver      | V6B     | Canada | 10/27/2025 |
| Alana Smith           | Vancouver      | V5Z     | Canada | 10/27/2025 |
| Sam Stinson           | Maple Ridge    | V2X     | Canada | 10/27/2025 |
| Jacci Piechnik        | Lake cowichan  | V0R2G0  | Canada | 10/27/2025 |
| Cortnie Kairos        | Duncan         | V9L6J0  | Canada | 10/27/2025 |
| Bailey McCloy         | Duncan         | V9L     | Canada | 10/27/2025 |
| Nicole Doyle          | Duncan         | V9L     | Canada | 10/27/2025 |
| Lisa Money            | Duncan         | V9L     | Canada | 10/27/2025 |
| Ava Morgan            | duncan         | v9l0c5  | Canada | 10/27/2025 |
| Randy Young           | Duncan         | V9L     | Canada | 10/27/2025 |
| Amanda Barry          | Duncan         | V9L     | Canada | 10/27/2025 |
| Dawn Jones            | Victoria       | V8W     | Canada | 10/27/2025 |
| Larry Green           | Duncan         | V9L 2K9 | Canada | 10/27/2025 |
| Ken McRae             | Duncan         | V9L     | Canada | 10/27/2025 |
| Alexa Palmer          | Victoria       | V8S     | Canada | 10/27/2025 |
| Annie Mansueti        | Duncan         | V9L     | Canada | 10/27/2025 |
| Erin McNab            | Duncan         | V9L     | Canada | 10/27/2025 |
| Ami Mullins           | Crofton        | V0R 1r0 | Canada | 10/27/2025 |
| Sean Redmond          | Duncan         | V9L     | Canada | 10/27/2025 |
| Dakota Bateman        | Victoria       | V9B     | Canada | 10/27/2025 |
| Angela Kaelble        | Duncan         | V9L     | Canada | 10/27/2025 |
| Pam Wight             | Duncan         | V9L     | Canada | 10/27/2025 |
| Teresa McFadyen       | Saanichton     | V8M     | Canada | 10/27/2025 |
| Theresa Rasmussen     | Duncan         | V9L     | Canada | 10/27/2025 |
| Ronald Faithfull      | Victoria       | M5A     | Canada | 10/27/2025 |
| Maddi Taylor          | Shawnigan Lake | V8H     | Canada | 10/27/2025 |
| Cathy Doege           | Duncan         | V9L 2M9 | Canada | 10/27/2025 |
| helene squire         | Duncan         | V9L     | Canada | 10/27/2025 |
| Sheena Davies         | Shawnigan Lake | V8H     | Canada | 10/27/2025 |
| Suzanne Huntington    | Duncan         | V9L     | Canada | 10/27/2025 |
| Jack Topliss          | Duncan         | V9L     | Canada | 10/27/2025 |
| Jocelyn Anderson      | Crofton        | V0R     | Canada | 10/27/2025 |
| Cheryl. Gaye Berekoff | Duncan         | V9L 5G7 | Canada | 10/27/2025 |
| Sara Skoretz          | Duncan         | V9L     | Canada | 10/27/2025 |
| Ash Service           | Vancouver      | V0n2w2  | Canada | 10/27/2025 |
| Kayla Hughes          | Duncan         | V9L 2L9 | Canada | 10/27/2025 |
| Taya Panek            | Duncan         | V9L     | Canada | 10/27/2025 |

|                       |                                 |         |        |            |
|-----------------------|---------------------------------|---------|--------|------------|
| Ashley Wuttunee       | duncan                          | v9l 4x4 | Canada | 10/27/2025 |
| Caroline Baker        | Qualicum Beach                  | V9K 1V9 | Canada | 10/27/2025 |
| Christy Murray        | North cowichan                  | V0R 3C0 | Canada | 10/27/2025 |
| Janice Rowlings       | Duncan                          | V9L     | Canada | 10/27/2025 |
| Sherrie Peterson      | Duncan                          | V9L 6B2 | Canada | 10/27/2025 |
| Olivia Rose           | Duncan                          | V9L     | Canada | 10/27/2025 |
| Kennedy Lemieux       | Chemainus                       | V0R     | Canada | 10/27/2025 |
| Natasha Zadra         | Mill Bay                        | V8H1H5  | Canada | 10/27/2025 |
| Rishona Cowie         | Duncan                          | V9L     | Canada | 10/27/2025 |
| Steph Wilkes          | Duncan                          | V9L     | Canada | 10/27/2025 |
| Alanna Dumonceaux     | Nanaimo                         | V9T 5n7 | Canada | 10/27/2025 |
| Diane Heinrich        | Duncan                          | V9L     | Canada | 10/27/2025 |
| Nancy Kerfoot         | Duncan                          | V9L     | Canada | 10/27/2025 |
| Sama Shah             | Ladysmith                       | V9g1h8  | Canada | 10/27/2025 |
| Meagan Eagles         | North cowichan                  | V9l2j3  | Canada | 10/27/2025 |
| Talia Langkammer      | Duncan                          | V9L     | Canada | 10/27/2025 |
| Johnson Amy           | Duncan                          | V9L 5C4 | Canada | 10/27/2025 |
| Dane Fothergill       | 6648 Lakes rd North Cowichan BC | V9L5V9  | Canada | 10/27/2025 |
| Nicola Kokkinis       | North Cowichan                  | V9L3C8  | Canada | 10/27/2025 |
| Julie Kostyk          | Mill Bay                        | V8H 1E6 | Canada | 10/27/2025 |
| Christina Whiteley    | Mexico City                     | 03020   | Mexico | 10/27/2025 |
| Natalie Johnny        | Duncan                          | V5H     | Canada | 10/27/2025 |
| Leah Bertrand-Kidd    | Duncan                          | V9L     | Canada | 10/27/2025 |
| Milla Desautels       | Victoria                        | V9C     | Canada | 10/27/2025 |
| Ria Nielsen           | Duncan                          | V9L     | Canada | 10/27/2025 |
| Lauren Noel           | Victoria                        | V8Z     | Canada | 10/27/2025 |
| Sandra Buckman        | Duncan                          | V9L     | Canada | 10/27/2025 |
| Kassity Seward        | Duncan                          | V9L     | Canada | 10/27/2025 |
| Fawn Allan            | Duncan bc                       | V0R 1N0 | Canada | 10/27/2025 |
| Elaine Lichtenwald    | Mill Bay                        | V8H 1E4 | Canada | 10/27/2025 |
| Cassandra Rogal       | Duncan                          | V9L5E8  | Canada | 10/27/2025 |
| Sheila Barton         | Sidney                          | V8L     | Canada | 10/27/2025 |
| Carly Smith           | Victoria                        | V8Z     | Canada | 10/27/2025 |
| Andrew Atchison       | Duncan                          | V9L3E4  | Canada | 10/27/2025 |
| Nancy Wilson          | Shawnigan Lake                  | V8H     | Canada | 10/27/2025 |
| Reese Nagy            | Calgary                         | T2R     | Canada | 10/27/2025 |
| donna Ashton          | Koksilah BC                     | v0r2co  | Canada | 10/27/2025 |
| Dana Hamilton         | Cherryville                     | V0E 2G3 | Canada | 10/27/2025 |
| Teresa Tarnow         | Mill Bay                        | V8H 0b7 | Canada | 10/27/2025 |
| Angie Ogden           | Duncan                          | V9L     | Canada | 10/27/2025 |
| Alecia Watson         | Youbou                          | V0R 3E1 | Canada | 10/27/2025 |
| Brandi Pearce         | Duncan                          | V9L     | Canada | 10/27/2025 |
| Allison Spargo-Kyfiuk | Duncan                          | V9L     | Canada | 10/27/2025 |
| Stepheny Earle        | DuncanCowichan Bay              | V0R6N2  | Canada | 10/27/2025 |
| Kayla Kerrone         | Vancouver                       | V9L5v5  | Canada | 10/27/2025 |
| Jeremy Chance         | Duncan                          | V9L     | Canada | 10/27/2025 |

|                       |                  |         |        |            |
|-----------------------|------------------|---------|--------|------------|
| Jamie MacGregor       | Duncan           | V9L     | Canada | 10/27/2025 |
| Allister Brown        | Kamloops         | V2C1B9  | Canada | 10/27/2025 |
| Marlene Heitland      | North Cowichan   | V9L 5S5 | Canada | 10/27/2025 |
| Shantal Hetlinger     | Victoria         | V8S     | Canada | 10/27/2025 |
| Cheryl Nielsen        | Duncan           | V9L     | Canada | 10/27/2025 |
| Mary Jane Howland     | Victoria         | V9B 0K9 | Canada | 10/27/2025 |
| Helen Wilson          | Duncan           | V9L     | Canada | 10/27/2025 |
| Kim Cunnah            | Duncan           | V9L5J7  | Canada | 10/27/2025 |
| Lucy mccloy           | Shawnigan Lake   | V8H     | Canada | 10/27/2025 |
| William Jamieson      | Victi            | V3Z     | Canada | 10/27/2025 |
| Christine Kudzman     | Duncan           | V9L     | Canada | 10/27/2025 |
| Jen Vanjaarsveld      | Duncan           | V9L     | Canada | 10/27/2025 |
| Mika Desloges         | Duncan           | V9L     | Canada | 10/27/2025 |
| Jodi Hill             | Duncan           | V9L     | Canada | 10/27/2025 |
| Teena Hardman         | Duncan           | V9L     | Canada | 10/27/2025 |
| Meagan Fitzpatrick    | Duncan           | V9L     | Canada | 10/27/2025 |
| Alexandra La Roche    | Duncan           | V9L 6G4 | Canada | 10/27/2025 |
| Karen Saberi          | Duncan           | V9L     | Canada | 10/27/2025 |
| Kelly Olsen           | Duncan           | V9L     | Canada | 10/27/2025 |
| Cassie Dyke           | Duncan           | V9L     | Canada | 10/27/2025 |
| Ashley Clark          | Duncan           | V9L     | Canada | 10/27/2025 |
| Andrea Edgar          | Duncan           | V9L     | Canada | 10/27/2025 |
| Jen Alexander         | Vancouver island | V9G     | Canada | 10/27/2025 |
| Haley Switzer         | Duncan           | V9L     | Canada | 10/27/2025 |
| Jesse Holland         | Victoria         | V9B 3X7 | Canada | 10/27/2025 |
| Ashton Lommen-clayton | Port alberni     | V9y5w5  | Canada | 10/27/2025 |
| Emelie Wilcsek        | Duncan           | V9L     | Canada | 10/27/2025 |
| sydney lyderik        | Langford         | V9B 1G7 | Canada | 10/27/2025 |
| Ron Gibson            | Duncan           | V9L 5V8 | Canada | 10/27/2025 |
| KYLE JOINSON          | Victoria         | V9A     | Canada | 10/27/2025 |
| Hannah Vander Meer    | Cowichan Bay     | V0R     | Canada | 10/27/2025 |
| Ireland Money         | Duncan           | V9L4L2  | Canada | 10/27/2025 |
| Tyler Ralfs           | Vancouver        | V5T     | Canada | 10/27/2025 |
| Harpreet Singh        | Vaughan          | L6A     | Canada | 10/27/2025 |
| John Pite             | Duncan           | V9L     | Canada | 10/27/2025 |
| Michelle Browne       | Duncan           | V9L     | Canada | 10/27/2025 |
| Forward Danielle      | Duncan           | V9L     | Canada | 10/27/2025 |
| kenyon Fairs          | Vancouver        | V5N     | Canada | 10/27/2025 |
| Lana Locking          | Duncan           | V9L     | Canada | 10/27/2025 |
| Allie Quaife          | Duncan           | V9L5N3  | Canada | 10/27/2025 |
| Janice Markham        | Victoria         | V9C     | Canada | 10/27/2025 |
| Tracy Gratz           | Duncan,BC        | V9L 4B1 | Canada | 10/27/2025 |
| Patricia Pridgeon     | Port Alberni     | V9Y     | Canada | 10/27/2025 |
| Tracy Cairns          | Duncan           | V9L     | Canada | 10/27/2025 |
| Margo Young           | Duncan           | V9L     | Canada | 10/27/2025 |
| Marilyn Braten        | Duncan           | V9L5J5  | Canada | 10/27/2025 |

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|-----------------------------|----------------|---------|--------|------------|
| Kristine Sandhu             | Lake Cowichan  | V0R     | Canada | 10/27/2025 |
| Madeleine Carruthers        | Duncan         | V9L     | Canada | 10/27/2025 |
| Darren Wright               | Duncan         | V9L 6A2 | Canada | 10/27/2025 |
| Travis Berthiaume           | North Cowichan | V9L5H5  | Canada | 10/27/2025 |
| Christi Wright              | Chemainus      | V0R 1K4 | Canada | 10/27/2025 |
| Jenn Nyhan                  | Duncan         | V9L     | Canada | 10/27/2025 |
| Bessie Sebastiano           | North Cowichan | V9L 6B1 | Canada | 10/27/2025 |
| Kenille Belanger            | Duncan         | V9L 3X9 | Canada | 10/27/2025 |
| Barbara Martin              | Vancouver      | V6E     | Canada | 10/27/2025 |
| Kim Kitchen                 | Ladysmith      | V9G     | Canada | 10/27/2025 |
| Roland Berthiaume           | Duncan         | V9l 2r6 | Canada | 10/27/2025 |
| Pam Fredrickson             | Ladysmith      | V9G1X5  | Canada | 10/27/2025 |
| Katherine Kraft             | Victoria       | V8R 1H7 | Canada | 10/27/2025 |
| Becky Cook                  | Duncan         | V9L     | Canada | 10/27/2025 |
| Janice McKinlay             | Duncan         | V9L     | Canada | 10/27/2025 |
| Adeline Dubois              | Shawnigan Lake | V8H0E6  | Canada | 10/27/2025 |
| Loretta Giesbrecht          | Duncan         | V9L     | Canada | 10/27/2025 |
| Erin Stevenson              | Duncan         | V9L6Z1  | Canada | 10/27/2025 |
| Diane Smith                 | Duncan         | V9L     | Canada | 10/27/2025 |
| Maxine Smith                | Duncan         | V9L     | Canada | 10/27/2025 |
| Brad Hillis                 | Duncan         | V9L     | Canada | 10/27/2025 |
| Whitney Smith               | Cobble Hill    | V8H     | Canada | 10/27/2025 |
| Amber Atkinson              | Millbrook      | L0A     | Canada | 10/27/2025 |
| Julia martorana             | Duncan         | V9L     | Canada | 10/27/2025 |
| Charlotte Milne             | Sooke          | V9Z     | Canada | 10/27/2025 |
| Cory Felix                  | Duncan bc      | V6C     | Canada | 10/27/2025 |
| Destiny Carlson             | Chemainus      | VR1K5   | Canada | 10/27/2025 |
| Corinna Munroe              | Mesachie lake  | Vor2n0  | Canada | 10/27/2025 |
| Barbara Failler             | Duncan         | V9L     | Canada | 10/27/2025 |
| Carolyn Wells               | Lake Cowichan  | V0R2G0  | Canada | 10/27/2025 |
| Gina Manuel                 | North Cowichan | V9L4A6  | Canada | 10/27/2025 |
| Holly Lawrence              | Duncan         | V9L     | Canada | 10/27/2025 |
| Erika Berthiaume            | North Cowichan | V9L 5H5 | Canada | 10/27/2025 |
| Ariana MacDonald            | Duncan         | V9L     | Canada | 10/27/2025 |
| Michelle Batty              | Duncan         | V9l4c7  | Canada | 10/27/2025 |
| Ryan Smith                  | Duncan         | V9L     | Canada | 10/27/2025 |
| Melissa Thompson            | Victoria       | V9B     | Canada | 10/27/2025 |
| Kim Tanton                  | Duncan         | V9L 2C1 | Canada | 10/27/2025 |
| Marguerite Nakhoul          | Markham        | L3R 4K7 | Canada | 10/27/2025 |
| Pamela Bonnell              | Duncan         | V9L     | Canada | 10/27/2025 |
| Kim Maclean                 | Duncan         | V9L     | Canada | 10/27/2025 |
| Britni Lorimer              | Duncan         | V9L     | Canada | 10/27/2025 |
| Erron Blom                  | Lake cowichan  | V0r2g0  | Canada | 10/27/2025 |
| Sihlesenkosi Pepertua Tshab | Edmonton       | T6W     | Canada | 10/27/2025 |
| Sasha Henson                | Victoria       | V8T     | Canada | 10/27/2025 |
| Jessica Thoresen            | North cowichan | V9L     | Canada | 10/27/2025 |

|                             |                  |         |        |            |
|-----------------------------|------------------|---------|--------|------------|
| Angela Strobl               | Duncan           | V9L5P5  | Canada | 10/27/2025 |
| Nicole Robinson             | Duncan           | V8H1A5  | Canada | 10/27/2025 |
| Jonaee Gagnon               | Duncan           | V9L     | Canada | 10/27/2025 |
| Alisha Peruzzo              | Duncan           | V9L6A9  | Canada | 10/27/2025 |
| Kamalpreet Kaur             | Chestermere      | T1X     | Canada | 10/27/2025 |
| Eilish Murphy               | Cobble Hill      | V8H     | Canada | 10/27/2025 |
| Carly Gillie                | Sooke            | V9Z     | Canada | 10/27/2025 |
| Darlene Ingham              | Duncan           | V9L     | Canada | 10/27/2025 |
| Megan Montgomery            | Shawnigan Lake   | V8H     | Canada | 10/27/2025 |
| Rosanne Rietveld            | Duncan           | V9L     | Canada | 10/27/2025 |
| Krista Flood                | Duncan           | V9L 6R6 | Canada | 10/27/2025 |
| Sharan Doman                | Duncan           | V9L     | Canada | 10/27/2025 |
| Colleen Neville             | Duncan           | V9L     | Canada | 10/27/2025 |
| Grace baxter                | Duncan           | V9L     | Canada | 10/27/2025 |
| Jill Leech-Porter           | North Cowichan   | V9L 6B1 | Canada | 10/27/2025 |
| Brittany Pickard            | Burnaby          | V5H     | Canada | 10/27/2025 |
| Richard Agetu               | Duncan           | V9L 0J1 | Canada | 10/27/2025 |
| Nichole Murray              | Vancouver        | V5Z     | Canada | 10/27/2025 |
| Doralee Wratten             | Duncan           | V9L     | Canada | 10/27/2025 |
| Erin Godfrey                | Duncan           | V9L     | Canada | 10/27/2025 |
| Rita Olson                  | Lake Cowichan    | V0R2G0  | Canada | 10/27/2025 |
| Susan Handlen               | Nanaimo          | V9T 2T5 | Canada | 10/27/2025 |
| Jan Orrico                  | Cowichan Bay, BC | v0r 1n2 | Canada | 10/27/2025 |
| Kelly Clark                 | Vancouver        | V6B     | Canada | 10/27/2025 |
| Corey Bath                  | Lake Cowichan    | V0R 2G0 | Canada | 10/27/2025 |
| Ashley Hicks                | Cowichan bay     | V0R1n2  | Canada | 10/27/2025 |
| Lynn Cullen                 | Nanaimo          | V9T     | Canada | 10/27/2025 |
| Tea Bowdige                 | Victoria         | V8W     | Canada | 10/27/2025 |
| Rebecca Keith               | Langley          | V1M     | Canada | 10/27/2025 |
| Tracy Hogeweide             | Duncan           | V9L     | Canada | 10/27/2025 |
| Paula Ramwell               | Duncan           | V9L     | Canada | 10/27/2025 |
| Natalie Wright              | Duncan           | V9L     | Canada | 10/27/2025 |
| Cowichan Historical Society | Duncan           | V9L3Y2  | Canada | 10/27/2025 |
| Melissa Lampard             | Duncan           | V9L     | Canada | 10/27/2025 |
| Carissa Sams Rouleau        | Calgary          | T3N     | Canada | 10/27/2025 |
| kate Etak                   | Lake cowichan    | Vor2g0  | Canada | 10/27/2025 |
| Sara Phillips               | Vancouver        | V6E     | Canada | 10/27/2025 |
| Leigha Rota                 | DUNCAN           | V9L 6L9 | Canada | 10/27/2025 |
| Megan Strang                | Duncan           | V9l0b3  | Canada | 10/27/2025 |
| Lacey Worth                 | Nanaimo          | V9T     | Canada | 10/27/2025 |
| Darren Hildebrandt          | Salmon Arm       | V1E     | Canada | 10/27/2025 |
| Laura Taylor                | Vancouver        | V6E     | Canada | 10/27/2025 |
| Sara Clark                  | Duncan           | V9L 0A8 | Canada | 10/27/2025 |
| Tannis Hildebrandt          | Duncan           | V9L 0E1 | Canada | 10/27/2025 |
| Steven Nowicki              | Duncan           | V9L 2E9 | Canada | 10/27/2025 |
| Roseanna Locke              | Victoria         | V8S     | Canada | 10/27/2025 |

|                     |                |         |        |            |
|---------------------|----------------|---------|--------|------------|
| Bryan Flynn         | Ladysmith      | V9G2C5  | Canada | 10/27/2025 |
| Amara Vandine       | Duncan         | V9L     | Canada | 10/27/2025 |
| Erin Ebanks         | Duncan         | V9L     | Canada | 10/27/2025 |
| Alisha Best         | Duncan         | V9L0A6  | Canada | 10/27/2025 |
| Amanda Harris       | Duncan         | V9L 6N4 | Canada | 10/27/2025 |
| Lori Wright         | Duncan         | V9L 5w3 | Canada | 10/27/2025 |
| Lorraine Cronin     | North Cowichan | V9L     | Canada | 10/27/2025 |
| Kyla Elzinga        | Duncan         | V9L     | Canada | 10/27/2025 |
| Kayla Burwash       | Shawnigan      | V9Z     | Canada | 10/27/2025 |
| Lisa Blace          | Crofton        | V0R1R0  | Canada | 10/27/2025 |
| Madison Wise        | Duncan         | V9L     | Canada | 10/27/2025 |
| Holly Ireland       | Vancouver      | V6B     | Canada | 10/27/2025 |
| Michelle Mansell    | Edmonton       | T6G     | Canada | 10/27/2025 |
| Lana Clark          | Duncan         | V9L     | Canada | 10/27/2025 |
| Maria Pite          | Duncan         | V9L0B8  | Canada | 10/27/2025 |
| Cliff Taylor        | Duncan         | V9L     | Canada | 10/27/2025 |
| Kim Sale            | Port Coquitlam | V3C 2T9 | Canada | 10/27/2025 |
| Virginia L          | Surrey         | V3T     | Canada | 10/27/2025 |
| Drew DeGraag        | Chemainus      | V0r 1k5 | Canada | 10/27/2025 |
| Lanna Nosky         | Duncan         | V9L4X8  | Canada | 10/27/2025 |
| Maria Elliott       | Duncan         | V9L     | Canada | 10/27/2025 |
| Colleen Yarrow      | Victoria       | V9C 6E1 | Canada | 10/27/2025 |
| Murray Wardrope     | Duncan         | V0R1Y0  | Canada | 10/27/2025 |
| Halle Parkin        | Courtenay      | V9N     | Canada | 10/27/2025 |
| Michele Kraatz      | Duncan         | V9L     | Canada | 10/27/2025 |
| Tina Boudreault     | Duncan         | V9L     | Canada | 10/27/2025 |
| Jenny Titus         | Mesachie Lake  | V0R 2n0 | Canada | 10/27/2025 |
| nancy McNeil        | Duncan, B.C.   | V9L 3E1 | Canada | 10/27/2025 |
| Darlene Pohn        | Duncan         | V9L     | Canada | 10/27/2025 |
| Matthew Marr        | Duncan         | V9L     | Canada | 10/27/2025 |
| Brittaney jorgensen | Duncan         | V9L     | Canada | 10/27/2025 |
| Lindi Vanderschaaf  | Duncan         | V9L     | Canada | 10/27/2025 |
| Kiersten Alteen     | Ladysmith      | V9G     | Canada | 10/27/2025 |
| Theresa Vanderstap  | Duncan         | V9L 2J1 | Canada | 10/27/2025 |
| Ashlee De Medeiros  | Burnaby        | V5H     | Canada | 10/27/2025 |
| Madeline Tremblay   | Duncan         | V9L     | Canada | 10/27/2025 |
| Amanda Tomandl      | Chemainus      | V8P4G2  | Canada | 10/27/2025 |
| Shelley Travis      | Chemainus      | V0R 1K2 | Canada | 10/27/2025 |
| Victoria Davis      | Duncan         | V9L1J8  | Canada | 10/27/2025 |
| Kailyn Ford         | Victoria       | V9B     | Canada | 10/27/2025 |
| Justine Herman      | Nanaimo        | V9T 6E7 | Canada | 10/27/2025 |
| Deserai Bertrand    | Duncan         | V9L     | Canada | 10/27/2025 |
| Wendy Carey         | Crofton        | V0R1R0  | Canada | 10/27/2025 |
| Jerome Roy          | Crofton        | V0R 1R0 | Canada | 10/27/2025 |
| Rebecca Brunet      | Duncan         | V9L     | Canada | 10/27/2025 |
| Chrystal Robertson  | Duncan         | V9L     | Canada | 10/27/2025 |

|                   |                 |         |        |            |
|-------------------|-----------------|---------|--------|------------|
| Lyndsay Sternberg | Duncan          | V9L 5R5 | Canada | 10/27/2025 |
| Brandi Frost      | Mill Bay        | V0R2P23 | Canada | 10/27/2025 |
| Billie Woods      | Vancouver       | V5N     | Canada | 10/27/2025 |
| Yolanda Komst     | Duncan          | V9L     | Canada | 10/27/2025 |
| deanna Giesbrecht | Langford        | V9B 6B1 | Canada | 10/27/2025 |
| Koren Palmer      | Duncan          | V9L     | Canada | 10/27/2025 |
| Lizzi Johnson     | Shawnigan Lake  | V8H2E8  | Canada | 10/27/2025 |
| Derek Anderson    | North cowichan  | V9L     | Canada | 10/27/2025 |
| Chelsea Talbot    | Duncan          | V9L     | Canada | 10/27/2025 |
| Maddie Hall       | Duncan          | V9L     | Canada | 10/27/2025 |
| Ashley Brasnyo    | Cobble hill     | V0R1L6  | Canada | 10/27/2025 |
| Teresa Patterson  | Duncan          | V9L3Y2  | Canada | 10/27/2025 |
| Lynda Morrice     | Duncan          | V3L 6G4 | Canada | 10/27/2025 |
| Aimie MacDowell   | Duncan          | V9L     | Canada | 10/27/2025 |
| Kathy Perry       | Victoria        | V8Y 1M1 | Canada | 10/27/2025 |
| Tasha Prieur      | Langley         | V3A     | Canada | 10/27/2025 |
| Cory Smith        | Duncan          | V9L4A6  | Canada | 10/27/2025 |
| Russell Posey     | Duncan          | V9L1A2  | Canada | 10/27/2025 |
| Crystal Gray      | Duncan          | V9L     | Canada | 10/27/2025 |
| Sara Lamont       | Duncan          | V9L6H4  | Canada | 10/27/2025 |
| Emily Cherneff    | Duncan          | V9L 4J9 | Canada | 10/27/2025 |
| Kaitlan Brun      | Victoria        | V8Z     | Canada | 10/27/2025 |
| Cara Hughes       | Mesachie Lake   | V0R2N0  | Canada | 10/27/2025 |
| Lydia West        | Duncan          | V9L     | Canada | 10/27/2025 |
| Cara Bucklee      | Duncan          | V9L     | Canada | 10/27/2025 |
| Deon Kongus       | Duncan          | V9L     | Canada | 10/27/2025 |
| Christine Lydiatt | Mill Bay        | V8H 1A2 | Canada | 10/27/2025 |
| Sarah Bartlett    | Cobble Hill     | V8H 0K2 | Canada | 10/27/2025 |
| Asha Gray         | Duncan          | V9L     | Canada | 10/27/2025 |
| Kim Langkammer    | Duncan B C      | V9L-4K9 | Canada | 10/27/2025 |
| Samantha Vale     | Duncan          | V9L     | Canada | 10/27/2025 |
| Morgan Hoehn      | Grande Prairie  | T8V     | Canada | 10/27/2025 |
| Harpreet Singh    | Kingston        | K7M     | Canada | 10/27/2025 |
| Tony Burnand      | Cobble Hill     | V8H     | Canada | 10/27/2025 |
| Cheryl Major      | Lake cowichan   | V0R2g0  | Canada | 10/27/2025 |
| Deb &Bill Powell  | Duncan          | V9L     | Canada | 10/27/2025 |
| Rhiannon Oldford  | Cowichan Valley | V9L2n1  | Canada | 10/27/2025 |
| Janice Hickey     | Duncan          | V9L     | Canada | 10/27/2025 |
| Rachel Ayearst    | Duncan          | V9L     | Canada | 10/27/2025 |
| Rick Archbold     | Duncan BC       | V9L 1e1 | Canada | 10/27/2025 |
| Tasha Anderson    | Duncan          | V9L     | Canada | 10/27/2025 |
| Ashley Paterson   | Duncan          | V9L     | Canada | 10/27/2025 |
| Angus Ramage      | Kamloops        | V2C     | Canada | 10/27/2025 |
| Radhika Graham    | Victoria        | V9A     | Canada | 10/27/2025 |
| Krystal Adams     | Duncan          | V9L     | Canada | 10/27/2025 |
| Stephanie Taylor  | Duncan          | V9L2L4  | Canada | 10/27/2025 |

|                    |                |         |                        |            |
|--------------------|----------------|---------|------------------------|------------|
| Christine Schulz   | Cowichan Bay   | V0R1N1  | Canada                 | 10/27/2025 |
| Katelyn Holt       | Shawnigan Lake | V8H     | Canada                 | 10/27/2025 |
| Kevin Rodger       | North Cowichan | V9L 0G6 | Canada                 | 10/27/2025 |
| Hannah Neilson     | Nanaimo        | V9R     | Canada                 | 10/27/2025 |
| Christine Carlson  | Duncan         | V9L     | Canada                 | 10/27/2025 |
| Lorraine Campbell  | Duncan         | V9L     | Canada                 | 10/27/2025 |
| Sarah Vatcher      | Duncan         | V9L     | Canada                 | 10/27/2025 |
| Connie Mcallan     | Duncan         | V9L     | Canada                 | 10/27/2025 |
| Julie Winter       | Duncan         | V9L     | Canada                 | 10/27/2025 |
| Jody Kerrone       | Duncan         | V9L     | Canada                 | 10/27/2025 |
| Judy Bruce         | Wasaga Beach   | L9Z 2B1 | Canada                 | 10/27/2025 |
| Jaclyn Buscaino    | Duncan         | V9L     | Canada                 | 10/27/2025 |
| Barbara Lewis      | Duncan         | V9L     | Canada                 | 10/27/2025 |
| Elizabeth Traer    | Duncan         | V9L 3R8 | Canada                 | 10/27/2025 |
| John Lichtenwald   | Cabo San Lucas |         | 23462 Mexico           | 10/27/2025 |
| Jeannette Riishede | Lake Cowichan  | V0R 2G0 | Canada                 | 10/27/2025 |
| Lisa Sharpe        | Mill Bay       | V8H 1A5 | Canada                 | 10/27/2025 |
| Hasan Mirza        | Duncan         | V9L     | Canada                 | 10/27/2025 |
| Elena Gwynne       | Duncan         | V9L 6A8 | Canada                 | 10/27/2025 |
| Chailyn Vensel     | Duncan         | V9L     | Canada                 | 10/27/2025 |
| Patrick Steel      | Duncan         | V9L     | Canada                 | 10/27/2025 |
| kimberley kufaas   | Courtenay      | V9N     | Canada                 | 10/27/2025 |
| Denise Nelson      | Duncan         | V9L     | Canada                 | 10/27/2025 |
| Regan Jones        | North Cowichan | V9L     | Canada                 | 10/27/2025 |
| Corey Pace         | Duncan         | V9L     | Canada                 | 10/27/2025 |
| Rebecca Olson      | Lake Cowichan  | V0R 2G0 | Canada                 | 10/27/2025 |
| Hattie Root        | Victoria       | V9B     | Canada                 | 10/27/2025 |
| Donna Hegglund     | Crofton        | V0R1R0  | Canada                 | 10/27/2025 |
| Anne Matheson      | Duncan         | V9L 3Z6 | Canada                 | 10/27/2025 |
| Anjum Mahmood      | Montréal       | H3N     | Canada                 | 10/27/2025 |
| Amanda Peterson    | Duncan         | V9L3j1  | Canada                 | 10/27/2025 |
| Lonnie Syme        | Duncan         | V9L5R7  | Canada                 | 10/27/2025 |
| Vanessa Irving     | Duncan         | V9L     | Canada                 | 10/27/2025 |
| Cathy Waters       | Duncan         | V9L     | Canada                 | 10/27/2025 |
| Dariel Grooms      | Duncan         | V9L     | Canada                 | 10/27/2025 |
| Aileen van Boven   | Duncan         | V9L     | Canada                 | 10/27/2025 |
| Lesley Oswell      | Duncan         | V9L 1C9 | Canada                 | 10/27/2025 |
| Kayla Dosen        | Duncan         | V9L     | Canada                 | 10/27/2025 |
| Sara Bjornson      | Cobble Hill    | V8H0G7  | Canada                 | 10/27/2025 |
| Leah Anderson      | Duncan         | V9L     | Canada                 | 10/27/2025 |
| Trevor Watkin      | Duncan         | V9L     | Canada                 | 10/27/2025 |
| Cristina Findlay   | Crofton        | V0R1R0  | Canada                 | 10/27/2025 |
| Kristine Keepence  | Duncan         | V9L     | Canada                 | 10/27/2025 |
| Megan Bowen        | Ogden          |         | Utah 84404 United Stat | 10/27/2025 |
| Norman Ogger       | Duncan         | V9L     | Canada                 | 10/27/2025 |
| Teri Kielbiski     | Pender Island  | V0N     | Canada                 | 10/27/2025 |

|                     |                     |         |        |            |
|---------------------|---------------------|---------|--------|------------|
| Amie T              | Canada              | H0H0H0  | Canada | 10/27/2025 |
| Stephanie Minns     | Duncan              | V9L     | Canada | 10/27/2025 |
| Jasamine McKenzie   | Duncan              | V9L     | Canada | 10/27/2025 |
| Cori McCaw          | Cowichan Bay        | V0R 1N2 | Canada | 10/27/2025 |
| Libby Connor        | Mill Bay            | V8H1A8  | Canada | 10/27/2025 |
| Sandra Payne        | Duncan              | V9L     | Canada | 10/27/2025 |
| Sandra McLaren      | Duncan              | V9L     | Canada | 10/27/2025 |
| Marilyn Lindahl     | Lake Cowichan       | V0R 2G0 | Canada | 10/27/2025 |
| Nicole Isnardy      | North Cowichan      | V9L3M7  | Canada | 10/27/2025 |
| Tammy Westlake      | Kilworthy           | P0E     | Canada | 10/27/2025 |
| Ali Fraser          | Duncan              | V9L     | Canada | 10/27/2025 |
| sarah barnes        | Duncan              | V9L     | Canada | 10/27/2025 |
| Mike Archbold       | Duncan              | V9L     | Canada | 10/27/2025 |
| shane ashley        | Duncan              | V9L 5A4 | Canada | 10/27/2025 |
| Davina Houston      | Duncan              | V9L     | Canada | 10/27/2025 |
| Cara Bjornson       | Vancouver           | V5T     | Canada | 10/27/2025 |
| Christopher Thibert | Nanaimo             | V9T 5P5 | Canada | 10/27/2025 |
| Anne Khan           | Lake Cowichan       | V0r2g0  | Canada | 10/27/2025 |
| Nicole Yaremus      | Duncan              | V9L 5B9 | Canada | 10/27/2025 |
| Kelli Anderson      | Duncan              | V9L 6j4 | Canada | 10/27/2025 |
| Shelagh Glanville   | Duncan              | V9L     | Canada | 10/27/2025 |
| Maxine Yeomans      | Cowichan bay        | VOR 1N1 | Canada | 10/27/2025 |
| Taylor Bevans       | Vancouver           | V6E     | Canada | 10/27/2025 |
| Marilyn Blake       | Duncan              | V9L 5R7 | Canada | 10/27/2025 |
| Jennifer Piotrofski | Victoria            | V9B 3A1 | Canada | 10/27/2025 |
| Nancy Klimas        | Saint-joseph-du-lac | J0N     | Canada | 10/27/2025 |
| Yvonne Jones        | Nanoose Bay         | V9P 9E9 | Canada | 10/27/2025 |
| Tamara ALLUM        | Chemainus           | V0r 1k4 | Canada | 10/27/2025 |
| Beverly Bell        | Lake Cowichan       | V0R2G0  | Canada | 10/27/2025 |
| Miranda Caterer     | Salt Spring Island  | V8K2L5  | Canada | 10/27/2025 |
| Kris Bergthorson    | Calgary             | T2N     | Canada | 10/27/2025 |
| Tracey Scown        | Victoria            | V9B     | Canada | 10/27/2025 |
| Palwinder Singh     | Tecumseh            | N8N     | Canada | 10/27/2025 |
| Jaimie Roerick      | Duncan              | V9L 4B8 | Canada | 10/27/2025 |
| M Lane              | Campbell River      | V9W     | Canada | 10/27/2025 |
| Michele Fiege       | North Cowichan      | V9L 6J9 | Canada | 10/27/2025 |
| Daryl Little        | Duncan              | V9L     | Canada | 10/27/2025 |
| Chelsea Boylan      | Duncan              | V9L0G7  | Canada | 10/27/2025 |
| Nicole Coutu        | Calgary             | T2C5V3  | Canada | 10/27/2025 |
| James Loppie        |                     |         | Canada | 10/27/2025 |
| Bonnie Michieli     | Duncan              | V9L5b8  | Canada | 10/27/2025 |
| Randy Beggs         | Duncan              | V9L6A1  | Canada | 10/27/2025 |
| Sarah Rice          | Duncan              | V9L     | Canada | 10/27/2025 |
| Jackie Wood         | Duncan              | V9L     | Canada | 10/27/2025 |
| Wendy Sehn          | Shawnigan Lake      | V8H     | Canada | 10/27/2025 |
| Chad Ramsey         | Duncan              | V9L     | Canada | 10/27/2025 |

|                    |                   |         |           |            |
|--------------------|-------------------|---------|-----------|------------|
| Beverly Grenier    | Mission           | V2V     | Canada    | 10/27/2025 |
| Carly Shillito     | Duncan            | V9L     | Canada    | 10/27/2025 |
| Fern Descoteau     | Nanaimo           | V9R     | Canada    | 10/27/2025 |
| Shelly Sorensen    | Duncan            | V9L     | Canada    | 10/27/2025 |
| Laura Parsons      | Lake Cowichan     | V0R 2G0 | Canada    | 10/27/2025 |
| Glenn Ebbeson      | Nanaimo           | V9t 3g7 | Canada    | 10/27/2025 |
| Ellen Low          | Lake Cowichan, BC | V0R 2G0 | Canada    | 10/27/2025 |
| Amber Marsh        | Duncan            | V9L     | Canada    | 10/27/2025 |
| Brittany McDonald  | Shawnigan lake    | V8H3B2  | Canada    | 10/27/2025 |
| Korie Byle         | Duncan            | V9L     | Canada    | 10/27/2025 |
| Melissa Dentoomb   | Duncan            | V9l4g9  | Canada    | 10/27/2025 |
| Chayla Pollock     | Crofton           | V0R 1R0 | Canada    | 10/27/2025 |
| Craig Little       | Qualicum          | V9P     | Canada    | 10/27/2025 |
| Melissa Carey      | Duncan            | V9L     | Canada    | 10/27/2025 |
| Mystiah Compton    | Duncan            | V9L     | Canada    | 10/27/2025 |
| Jessica Nixon      | Duncan            | V9L6J7  | Canada    | 10/27/2025 |
| Tanya Ellingson    | Duncan            | V9L     | Canada    | 10/27/2025 |
| Annika van Roy     | Cobble Hill       | V8H     | Canada    | 10/27/2025 |
| Justin Randall     | Duncan bc         | V0R2G0  | Canada    | 10/27/2025 |
| Corinna Eagle      | Duncan            | V8H     | Canada    | 10/27/2025 |
| Kelsey Peltier     | Duncan            | V9L     | Canada    | 10/27/2025 |
| lisa lauzon        | Duncan            | V9L 6J7 | Canada    | 10/27/2025 |
| Wingert Dana       | Victoria          | V9B4J9  | Canada    | 10/27/2025 |
| julie hall         | Duncan            | V9L4m6  | Canada    | 10/27/2025 |
| Ted Ziegler        | Duncan            | V9L0B5  | Canada    | 10/27/2025 |
| Tammy Paddle       | Duncan            | V9L     | Canada    | 10/27/2025 |
| Joninne Pinnell    | North Cowichan    | V9l6x8  | Canada    | 10/27/2025 |
| Valerie Anderson   | Duncan            | V9L     | Canada    | 10/27/2025 |
| Carrie Arscott     | Duncan            | V9L     | Canada    | 10/27/2025 |
| Christine Shaw     | Duncan            | V9L 6S9 | Canada    | 10/27/2025 |
| Celine Degraaf     | Duncan            | V9L5Z4  | Canada    | 10/27/2025 |
| Cynthia Barry      | Duncan            | V9L 5Z3 | Canada    | 10/27/2025 |
| Fales Lorraine     | Duncan            | V9L     | Canada    | 10/27/2025 |
| Lucas Tubman       | Duncan            | V9L     | Canada    | 10/27/2025 |
| Susan Harrison     | Duncan            | V9L     | Canada    | 10/27/2025 |
| Katherine Burgess  | Duncan            | V9L 5R4 | Canada    | 10/27/2025 |
| Brittany Brooks    | Lake Cowichan     | V0r2g0  | Canada    | 10/27/2025 |
| Gordon Tubman      | Victoria          | V9B     | Canada    | 10/27/2025 |
| Catherine Snelling | Duncan            | V9L     | Canada    | 10/27/2025 |
| Jeremy Fernhout    | Duncan            | V9L     | Canada    | 10/27/2025 |
| Tamara Hansen      | Duncan            | V9L 5M5 | Canada    | 10/27/2025 |
| BillieJo Morris    | Victoria          | V9C     | Canada    | 10/27/2025 |
| Imrita Mahil       | North Cowichan    | V9L5Z4  | Canada    | 10/27/2025 |
| Chad Lamirande     | Ladysmith         | V9G     | Canada    | 10/27/2025 |
| Tiffany Essig      | Duncan            | V9L6G5  | Canada    | 10/27/2025 |
| Liz Smith          | Victoria          | V9C 0E5 | Hong Kong | 10/27/2025 |

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|---------------------|----------------------------|---------|-------------------|------------|
| Doreen Plouffe      | Shawnigan Lake             | V8H     | Canada            | 10/27/2025 |
| allan larkins       | Victoria                   | v9c2y2  | Canada            | 10/27/2025 |
| Emily Shimon        | Duncan                     | V9L6k9  | Canada            | 10/27/2025 |
| renee Battryn       | Duncan                     | V9L     | Canada            | 10/27/2025 |
| Jessica Harvey      | Nanaimo                    | V9R     | Canada            | 10/27/2025 |
| Mike Palmer         | Calgary                    | T3H     | Canada            | 10/28/2025 |
| Amanda Spring       | Duncan                     | V9l4b4  | Canada            | 10/28/2025 |
| Kevin Shillito      | North Cowichan             | V9L5V2  | Canada            | 10/28/2025 |
| Jennifer Ehnes      | Duncan                     | V9L     | Canada            | 10/28/2025 |
| Michael Shipley     | Langford (+ Lake Cowichan) | v0r2g0  | Canada            | 10/28/2025 |
| Zoe Garcia          | Victoria                   | V8X 1B5 | Canada            | 10/28/2025 |
| Crystal Sawyer      | Vancouver                  | V5Z     | Canada            | 10/28/2025 |
| Ashlynn Telford     | North Cowichan             | V9L 0B7 | Canada            | 10/28/2025 |
| Kelsey McIlroy      | Duncan                     | V9L 6J8 | Canada            | 10/28/2025 |
| Traci Lewis         | Duncan                     | V9L6S7  | Canada            | 10/28/2025 |
| Claudia Danyluk     | Duncan                     | V9L 6B6 | Canada            | 10/28/2025 |
| Lesley King         | Duncan                     | V9L     | Canada            | 10/28/2025 |
| Michelle Felczak    | Duncan                     | V9L 4C1 | Canada            | 10/28/2025 |
| Greg King           | Duncan                     | V9L     | Canada            | 10/28/2025 |
| Anita Favara        | Duncan                     | V9L     | Canada            | 10/28/2025 |
| Robert Rowe         | Hamilton                   | L8E 3V6 | Canada            | 10/28/2025 |
| Robert Biggins      | Duncan                     | V9L     | Canada            | 10/28/2025 |
| Joanne Rife         | North Cowichan             | V9L     | Canada            | 10/28/2025 |
| John Nardino        | Duncan                     | V9L     | Canada            | 10/28/2025 |
| Sharon Jackson      | Duncan                     | V0R 2C0 | Canada            | 10/28/2025 |
| Kirstin Denholm     | Nanaimo                    | V9T 4V6 | Canada            | 10/28/2025 |
| Doyle Childs        |                            | V9L 0J2 | Canada            | 10/28/2025 |
| Noni Battye         | Duncan                     | V9L     | Canada            | 10/28/2025 |
| melissa ann kuptana | Ulukhaktok                 | X0e0s0  | Canada            | 10/28/2025 |
| Amber Paddle        | North Cowichan             | V9L6Y4  | Canada            | 10/28/2025 |
| Julia Shotton       | Nanaimo                    | V9R     | Canada            | 10/28/2025 |
| Staci Sundell       | Duncan                     | V9L     | Canada            | 10/28/2025 |
| Wendy Taylor        | Duncan                     | V9L     | Canada            | 10/28/2025 |
| Jade mutter         | Victoria                   | V8N     | Canada            | 10/28/2025 |
| Deanna Calverley    | Duncan                     | V9L     | Canada            | 10/28/2025 |
| Gail Calverley      | Duncan                     | V9L     | Canada            | 10/28/2025 |
| Kimberly Thompson   | North Cowichan             | V9L 5V5 | Canada            | 10/28/2025 |
| julie fernhout      | Duncan, BC, Canada         | v9l5v9  | Canada            | 10/28/2025 |
| Cassie Benhart      | Duncan                     | V9L     | Canada            | 10/28/2025 |
| Kirsten Quesnel     | Duncan                     | V9L     | Canada            | 10/28/2025 |
| Lauren Shipley      | Eugene                     | Oregon  | 97401 United Stat | 10/28/2025 |
| Kate Havercroft     | Victoria                   | V9A6B5  | Canada            | 10/28/2025 |
| Candice Lowe        | Duncan                     | V9L5V2  | Canada            | 10/28/2025 |
| Richard Rankin      | Duncan                     | V9L     | Canada            | 10/28/2025 |
| Ashleigh Koglin     | Duncan                     | V9l4b4  | Canada            | 10/28/2025 |
| Andrew Trujillo     | Port Alberni               | V9Y     | Canada            | 10/28/2025 |

|                         |                |         |        |            |
|-------------------------|----------------|---------|--------|------------|
| Maida Burritt           | Duncan         | V9L     | Canada | 10/28/2025 |
| Carol Wilde             | Nanaimo        | V9V 1R4 | Canada | 10/28/2025 |
| Diana Henstock          | Duncan         | V9L     | Canada | 10/28/2025 |
| Kelly Carter            | Victoria       | V8T     | Canada | 10/28/2025 |
| Melissa Middlemiss      | Shawnigan Lake | V8H     | Canada | 10/28/2025 |
| Jackie Woof             | Duncan         | V9L 4Y9 | Canada | 10/28/2025 |
| Betty Hewitt            | Duncan         | V9L     | Canada | 10/28/2025 |
| Megan Lowery            | Duncan         | V9L     | Canada | 10/28/2025 |
| Ann-Marie Wrigglesworrh | Chemainus      | V0R 1K4 | Canada | 10/28/2025 |
| Paige Lindquist         | Duncan         | V9L     | Canada | 10/28/2025 |
| Debbie Rogoza           | Duncan         | V9L     | Canada | 10/28/2025 |
| Candace Koster          | Duncan         | V9L     | Canada | 10/28/2025 |
| Alison Hondle           | Duncan         | V9L 5Y2 | Canada | 10/28/2025 |
| Rick Bronson            | Duncan         | V9L 5V5 | Canada | 10/28/2025 |
| Nichole McConnell       | Duncan         | V9l2n6  | Canada | 10/28/2025 |
| Marian Burnett          | Juárez         | 77539   | Mexico | 10/28/2025 |
| Jessica Perry           | Duncan         | V9L     | Canada | 10/28/2025 |
| Kathleen Miller         | Duncan         | V9L     | Canada | 10/28/2025 |
| Val Chambers            | Duncan         | V9L     | Canada | 10/28/2025 |
| Bob Doucette            | Duncan         | V9L     | Canada | 10/28/2025 |
| Christine Wilcox        | Duncan         | V9L 3Z3 | Canada | 10/28/2025 |
| Rebecca Wood            | Vancouver      | V9R     | Canada | 10/28/2025 |
| Courtney Jamieson       | Vancouver      | V0R2G0  | Canada | 10/28/2025 |
| Dave Hadikin            | North Cowichan | V9L6B9  | Canada | 10/28/2025 |
| Alexi Antone            | Vancouver      | V5Z     | Canada | 10/28/2025 |
| Candice Wilkins         | Nanaimo        | V9T     | Canada | 10/28/2025 |
| Leanne Plester          | Duncan         | V9L     | Canada | 10/28/2025 |
| Lacey Grunow            | Lake Cowichan  | V0R2G0  | Canada | 10/28/2025 |
| Vern Kroffat            | Mill Bay       | V8H     | Canada | 10/28/2025 |
| Shellie MacDonald       | Victoria       | V8Y     | Canada | 10/28/2025 |
| LARA STUART             | Duncan         | V9L     | Canada | 10/28/2025 |
| Rhonda mcRae            | Duncan         | V9L     | Canada | 10/28/2025 |
| Therese Vincent         | Lake cowichan  | V0R2G1  | Canada | 10/28/2025 |
| Ashley Fothergill       | Duncan         | V9L 6N4 | Canada | 10/28/2025 |
| Ashleigh Knowler        | Calgary        | T3M     | Canada | 10/28/2025 |
| Kelsey McKernan         | Shawnigan Lake | V0R 2W1 | Canada | 10/28/2025 |
| Darren Wright           | Duncan         | V9L     | Canada | 10/28/2025 |
| Linda Watson            | Duncan         | V9L     | Canada | 10/28/2025 |
| Amanda Williams         | Lake Cowichan  | V0R2G0  | Canada | 10/28/2025 |
| Laura Bach              | Lake cowichan  | V0r2g0  | Canada | 10/28/2025 |
| Rebecca Sharp           | Parksville     | V9P 2C7 | Canada | 10/28/2025 |
| Nancy Simms             | North cowichan | V9l 5p3 | Canada | 10/28/2025 |
| theana elizabeth dalton | Duncan B.C.    | V9L5R7  | Canada | 10/28/2025 |
| Anne Lees               | Duncan         | V9L     | Canada | 10/28/2025 |
| Kimberly Reilly         | Duncan         | V9L     | Canada | 10/28/2025 |
| Joan Green              | Duncan         | V9L 6H4 | Canada | 10/28/2025 |

|                       |                |         |        |            |
|-----------------------|----------------|---------|--------|------------|
| Jenni Howse           | Duncan bc      | V9L 6S9 | Canada | 10/28/2025 |
| Deighton Calverley    | Cobble Hill    | V8H 0B4 | Canada | 10/28/2025 |
| Nadia Caron           | Mansonville    | J0E     | Canada | 10/28/2025 |
| Bonnie Elliot         | Duncan         | V9L     | Canada | 10/28/2025 |
| KATHY BEAVERIDGE      | Duncan         | V9L     | Canada | 10/28/2025 |
| Sheryl Koers          | Duncan         | V9L     | Canada | 10/28/2025 |
| Lisa Ryan             | Duncan         | V9L     | Canada | 10/28/2025 |
| Jennifer Deroy        | Duncan         | V9L 1I5 | Canada | 10/28/2025 |
| David Coulson         | Duncan         | V9L     | Canada | 10/28/2025 |
| Jenna Ellison         | Duncan         | V9L     | Canada | 10/28/2025 |
| Christopher Margetts  | Duncan         | V9L     | Canada | 10/28/2025 |
| Jennifer Nydahl       | Duncan         | V9L     | Canada | 10/28/2025 |
| Gregg Genis           | Duncan         | V9L 6X7 | Canada | 10/28/2025 |
| Laura Snelling        | Calgary        | T2R     | Canada | 10/28/2025 |
| Sibyl Bigler          | Calgary        | T3E     | Canada | 10/28/2025 |
| Jennifer Spackman     | Cochrane       | T4c2k1  | Canada | 10/28/2025 |
| Gina Kueber           | Duncan         | V9L     | Canada | 10/28/2025 |
| Lindsey Bachinski     | Shawnigan Lake | V8H 2E4 | Canada | 10/28/2025 |
| Lisa Craven           | Shawnigan Lake | V8H     | Canada | 10/28/2025 |
| Kimberly Viksush      | Duncan         | V9L     | Canada | 10/28/2025 |
| Lissa Moffatt         | Sooke          | V9Z     | Canada | 10/28/2025 |
| Kyla Gagnon           | Duncan         | V9L     | Canada | 10/28/2025 |
| Grace Kerrone         | Duncan         | V9L     | Canada | 10/28/2025 |
| Joan Aikenhead        | Duncan         | V9L 5J4 | Canada | 10/28/2025 |
| Victoria Shaw         | Duncan         | V9L     | Canada | 10/28/2025 |
| Nicole Gollinger      | Duncan         | V9L     | Canada | 10/28/2025 |
| David Stalker         | Duncan         | V9L     | Canada | 10/28/2025 |
| Shawna Cadieux        | Duncan         | V9L5P1  | Canada | 10/28/2025 |
| Samantha Anderson     | Duncan         | V9L3E9  | Canada | 10/28/2025 |
| Lisa Gray             | Crofton        | V0R 1R0 | Canada | 10/28/2025 |
| Jennifer Van Dyke     | Vancouver      | V6Z     | Canada | 10/28/2025 |
| Staci Nelson          | Duncan         | V9L 4k4 | Canada | 10/28/2025 |
| Brittany Foote        | Duncan         | V9L5H4  | Canada | 10/28/2025 |
| Janelle Kerrone       | Duncan         | V9L     | Canada | 10/28/2025 |
| Lisa Channell Wanless | Shawnigan Lake | V8H     | Canada | 10/28/2025 |
| Julia Rylands         | Duncan         | V9L     | Canada | 10/28/2025 |
| Denise Code           | Duncan         | V6L     | Canada | 10/28/2025 |
| Trish Monkhouse       | Sooke          | V9Z     | Canada | 10/28/2025 |
| Monni Savory          | Coquitlam      | V9L 5R4 | Canada | 10/28/2025 |
| Courtney Palmer       | Victoria       | V9B     | Canada | 10/28/2025 |
| Shirley Van Dyke      | Duncan         | V9L 6T1 | Canada | 10/28/2025 |
| Gail Rankin           | Duncan         | V9L 5V1 | Canada | 10/28/2025 |
| Fiona Somerville      | Duncan         | V9L3E3  | Canada | 10/28/2025 |
| Necole Young          | Ladysmith      | V9G     | Canada | 10/28/2025 |
| Kelly Deagle          | Cowichan Bay   | V0R 1N2 | Canada | 10/28/2025 |
| Jeannie Mellor        | Duncan         | V9L     | Canada | 10/28/2025 |

|                     |                |         |        |            |
|---------------------|----------------|---------|--------|------------|
| Julie Robinson      | Cowichan Bay   | V0R 1N1 | Canada | 10/28/2025 |
| Leonard Mellafont   | Duncan         | V9L     | Canada | 10/28/2025 |
| Cheryl McColl       | Victoria       | V9C     | Canada | 10/28/2025 |
| Sara Squire         | Duncan         | V9L     | Canada | 10/28/2025 |
| J McComb            | Victoria       | V9B     | Canada | 10/28/2025 |
| Nathan Kennett      | Sooke          | V9Z     | Canada | 10/28/2025 |
| Sarah Paysen        | Duncan         | V9L     | Canada | 10/28/2025 |
| Eileen Dirom        | Duncan, BC     | V9L 3Z4 | Canada | 10/28/2025 |
| Kody Dishlevoy      | Victoria       | V8T     | Canada | 10/28/2025 |
| Janyse Beauchamp    | Duncan         | V9L     | Canada | 10/28/2025 |
| Sherri Brubaker     | Lake Cowichan  | V0R 2G0 | Canada | 10/28/2025 |
| Marg Armour         | Duncan         | V9L5E8  | Canada | 10/28/2025 |
| Kim Grzybowski      | Duncan, BC     | V9L 4W8 | Canada | 10/28/2025 |
| Jenn Newton         | Nanaimo        | V9R     | Canada | 10/28/2025 |
| Trevor Shigeoka     | Duncan         | V9L     | Canada | 10/28/2025 |
| Kari MCKinlay       | Lake Cowichan  | V0r2g0  | Canada | 10/28/2025 |
| Shannon Southam     | Duncan         | V9L     | Canada | 10/28/2025 |
| Sandra Davis        | North Cowichan | V9L5V7  | Canada | 10/28/2025 |
| Andrea Haugen       | Cowichan Bay   | V0R 1N2 | Canada | 10/28/2025 |
| Zachary Johnston    | Chemainus      | V0R     | Canada | 10/28/2025 |
| Kim Scafe           | Duncan         | V9L 6s6 | Canada | 10/28/2025 |
| Danaca Lauzon       | Duncan         | V0R 3C0 | Canada | 10/28/2025 |
| Rosanna Sardella    | Duncan         | V9L     | Canada | 10/28/2025 |
| Jessie Grant        | Courtenay      | V9N     | Canada | 10/28/2025 |
| Karen Turcotte      | Duncan         | V9L5K8  | Canada | 10/28/2025 |
| Jinet Monti-slatta  | Lake Cowichan  | V0r 2g0 | Canada | 10/28/2025 |
| Mary E Braithwaite  | Duncan         | V9L     | Canada | 10/28/2025 |
| Jaime Batty         | Duncan         | V9L4s9  | Canada | 10/28/2025 |
| Bernie Jeffries     | Duncan,BC      | V9L 6A2 | Canada | 10/28/2025 |
| Jana McGuinness     | Duncan         | V9L5P4  | Canada | 10/28/2025 |
| Rita Montgomery     | Nanaimo        | V9R     | Canada | 10/28/2025 |
| Florence Smythe     | Vancouver      | V5Z     | Canada | 10/28/2025 |
| Sheri Ridgway       | Nanaimo        | V9T     | Canada | 10/28/2025 |
| Maureen Ellis       | Duncan         | V9L     | Canada | 10/28/2025 |
| Shane Knutson       | Slave Lake     | T0G     | Canada | 10/28/2025 |
| Debra Ludvigson     | Duncan BC      | V9L2C9  | Canada | 10/28/2025 |
| Justine Pegg        | Thetis Island  | V0R     | Canada | 10/28/2025 |
| Joan Hieta          | Vancouver      | V5Z     | Canada | 10/28/2025 |
| Haley Mitchell      | Duncan         | V9L     | Canada | 10/28/2025 |
| Tanya Lynn Campbell | Victoria       | V9B     | Canada | 10/28/2025 |
| Kim Strebchuk       | Duncan         | V9L     | Canada | 10/28/2025 |
| Laurie Vancaeseele  | Duncan         | V9L     | Canada | 10/28/2025 |
| Jean Wilcox         | Duncan         | V9L     | Canada | 10/28/2025 |
| Kendra Heinemann    | Duncan         | V9L     | Canada | 10/28/2025 |
| Tara Baker          | Duncan         | V9L     | Canada | 10/28/2025 |
| Tara Smith          | Duncan         | V9L     | Canada | 10/28/2025 |

|                     |                 |         |        |            |
|---------------------|-----------------|---------|--------|------------|
| Haydn Russell       | Duncan          | V9L     | Canada | 10/28/2025 |
| Shannon Taylor      | Duncan          | V9L     | Canada | 10/28/2025 |
| Mary Ehle           | Victoria        | V8Z 6B2 | Canada | 10/28/2025 |
| Jennifer Guterson   | North Cowichan  | V9L 5H2 | Canada | 10/28/2025 |
| Betty Sanddar       | Lake Cowichan   | V0R 2G0 | Canada | 10/28/2025 |
| Tara Martin         | Duncan          | V9L     | Canada | 10/28/2025 |
| ROXY MILLMAN        | DUNCAN          | V9L3X5  | Canada | 10/28/2025 |
| Rhonda Campbell     | Duncan          | V9L     | Canada | 10/28/2025 |
| Lori Turner         | Grande prairie  | T8V 3z3 | Canada | 10/28/2025 |
| Sam Clarke          | Nanaimo         | V9R     | Canada | 10/28/2025 |
| Abigail Toledo      | Victoria        | V9C 3L4 | Canada | 10/28/2025 |
| Rob Winter          | Duncan          | V9L     | Canada | 10/28/2025 |
| Lee Anne Mansueti   | Duncan          | V9L6C1  | Canada | 10/28/2025 |
| Ashley Bond         | Duncan          | V9L     | Canada | 10/28/2025 |
| Katie Bragg         | Duncan          | V9L     | Canada | 10/28/2025 |
| Ken Neal            | Duncan          | V9L     | Canada | 10/28/2025 |
| James Barber        | Duncan          | V9L     | Canada | 10/28/2025 |
| Sarah Fales         | Lake Cowichan   | V0R2G0  | Canada | 10/28/2025 |
| Andrew Hansen       | Ladysmith       | V9G     | Canada | 10/28/2025 |
| Sharon Klein        | Duncan          | V9L     | Canada | 10/28/2025 |
| Julie Somerville    | Duncan          | V9L 3E4 | Canada | 10/28/2025 |
| Lynn Ketch          | Shawnigan Lake  | V8H     | Canada | 10/28/2025 |
| Katie Nott          | Cobble Hill     | V0R     | Canada | 10/28/2025 |
| Kate Wratten        | Duncan          | V9L     | Canada | 10/28/2025 |
| Rachel Shaw         | Vancouver       | V5M     | Canada | 10/28/2025 |
| Clay Cherneff       | North Cowichan  | V9L 4J9 | Canada | 10/28/2025 |
| Mason Carr          | Fredericton     | E3A 1K7 | Canada | 10/28/2025 |
| Charlee Rae Schmidt | Sherwood Park   | T8A     | Canada | 10/28/2025 |
| Christine Kopp      | Duncan          | V9L 4P5 | Canada | 10/28/2025 |
| Joan Hartley        | Duncan          | V9L     | Canada | 10/28/2025 |
| Canucks Fin         | Abbotsford      | V2T     | Canada | 10/28/2025 |
| Nichola Lee         | Duncan          | V9L 5M8 | Canada | 10/28/2025 |
| Cassidy Kowalko     | Sooke           | V9Z     | Canada | 10/28/2025 |
| Kristin Corbett     | Duncan          | V9L2e6  | Canada | 10/28/2025 |
| Dawn Baljet         | Duncan          | V9L5x6  | Canada | 10/28/2025 |
| Jenny Magee         | Crofton         | V0r1r0  | Canada | 10/28/2025 |
| Michelle Tothill    | Duncan          | V9L1B1  | Canada | 10/28/2025 |
| Elsbeth Mcgregor    | Victoria        | V9E2B4  | Canada | 10/28/2025 |
| Garry Stewart       | North Cowichan  | V6      | Canada | 10/28/2025 |
| Jennifer Bakker     | Duncan          | V9L     | Canada | 10/28/2025 |
| Erin Van Wieren     | Duncan          | V9L 5V5 | Canada | 10/28/2025 |
| Annika Cosby        | Cowichan Valley | V0R 2W1 | Canada | 10/28/2025 |
| Kathy Sharp         | Duncan BC       | V9L 2G5 | Canada | 10/28/2025 |
| Jane Barter         | North Cowichan  | V8K 4M7 | Canada | 10/28/2025 |
| Rosemary Horgan     | Duncan          | V9L 3T6 | Canada | 10/28/2025 |
| Jackie Cleaves      | Duncan          | V9L     | Canada | 10/28/2025 |

|                     |                |            |         |                   |            |
|---------------------|----------------|------------|---------|-------------------|------------|
| Jesse Hlady         | Victoria       |            | V8R     | Canada            | 10/28/2025 |
| Dana Shewchuk       | Duncan         |            | V9L     | Canada            | 10/28/2025 |
| John Appleby        | Duncan         |            | V9L     | Canada            | 10/28/2025 |
| Leanne Dupont       | Cowichan Bay   |            | V0R 1N1 | Canada            | 10/28/2025 |
| Michelle Mckay      | Duncan         |            | V9L     | Canada            | 10/28/2025 |
| Jim Sinclair        | Cowichan Bay   |            | V0R 1N1 | Canada            | 10/28/2025 |
| Beverley Gillott    | Duncan         |            | V9L     | Canada            | 10/28/2025 |
| Catherine Nahirnick | Duncan         |            | V0R     | Canada            | 10/28/2025 |
| Crystal Sawatsky    | Qualicum Beach |            | V9K     | Canada            | 10/28/2025 |
| Bill Thompson       | Duncan         |            | V9L     | Canada            | 10/28/2025 |
| Karen Birch         | Duncan         |            | V9L 0A6 | Canada            | 10/28/2025 |
| Carly Dycke         | Duncan         |            | V9L4G5  | Canada            | 10/28/2025 |
| Carli Truant        | Mill Bay       |            | V8H 1A5 | Canada            | 10/28/2025 |
| Nola Nahirnick      | Lake Cowichan  |            | V0R 2G0 | Canada            | 10/28/2025 |
| Andrea Davis        | Crofton        |            | V0R 1R0 | Canada            | 10/28/2025 |
| Christine Milne     | Victoria       |            | V9B5P8  | Canada            | 10/28/2025 |
| kristin Johnston    | Mill Bay       |            | V0R 2P2 | Canada            | 10/28/2025 |
| Michell Cherneff    | Duncan         |            | V9L1W9  | Canada            | 10/28/2025 |
| Brodie Otway        | Prince George  |            | V2K3Y8  | Canada            | 10/28/2025 |
| Colton Mellafont    | Duncan         |            | V9L     | Canada            | 10/28/2025 |
| Chantal Gaudreau    | Montreal       |            | J0K     | Canada            | 10/28/2025 |
| Braydon Nelson      | Duncan         |            | V9l 4k4 | Canada            | 10/28/2025 |
| Sandra Urquhart     | Duncan         |            | V9L 6R6 | Canada            | 10/28/2025 |
| Wendy Taylor        | Cobble Hill    |            | V8H 0H2 | Canada            | 10/28/2025 |
| Dan Kingsford       | Cowichan Bay   |            | V0R1N2  | Canada            | 10/28/2025 |
| Dharam Singh        | Toronto        |            | M6G     | Canada            | 10/28/2025 |
| Kim Cornett         | Duncan         |            | V9L 5C1 | Canada            | 10/28/2025 |
| Sherry Elliott      | Victoria       |            | V8V     | Canada            | 10/28/2025 |
| Corie Van Biert     | Nanaimo        |            | V9P     | Canada            | 10/28/2025 |
| Brittany Halpenny   | Mill bay       |            | V8H 1A2 | Canada            | 10/28/2025 |
| Sherilyn Vandine    | Duncan         |            | V9L     | Canada            | 10/28/2025 |
| Carrie Kendall      | Duncan         |            | V9L     | Canada            | 10/28/2025 |
| Kim McNish          | Shawnigan Lake |            | V0R 2W1 | Canada            | 10/28/2025 |
| Sherry Zimmerman    | Lake Forest    | California |         | 92630 United Stat | 10/28/2025 |
| Krystle Pritchett   | Duncan         |            | V9L     | Canada            | 10/28/2025 |
| Susan Scott         | Lake Cowichan  |            | V0r2g0  | Canada            | 10/28/2025 |
| Tara Walker         | Calgary        |            | T3H 0J6 | Canada            | 10/28/2025 |
| Kimberley Gent      | Duncan         |            | V9L     | Canada            | 10/28/2025 |
| Ebony Logins        | Sooke          |            | V9Z     | Canada            | 10/28/2025 |
| Tessa Tjepkema      | Bowmanville    |            | L1C     | Canada            | 10/28/2025 |
| Katie Robertson     | Chemainus      |            | V0R 1K5 | Canada            | 10/28/2025 |
| Daneve Mackie       | Castlegar      |            | V1N     | Canada            | 10/28/2025 |
| Mathew Montebello   | Duncan         |            | V9L     | Canada            | 10/28/2025 |
| Renee Lindsay       | Duncan         |            | V9L     | Canada            | 10/28/2025 |
| Selina Isaacson     | Nanaimo        |            | V9T 4R7 | Canada            | 10/28/2025 |
| Robyn Darling       | Victoria       |            | V9A     | Canada            | 10/28/2025 |

|                   |                  |         |        |            |
|-------------------|------------------|---------|--------|------------|
| Brandi MacLeod    | Duncan           | V0R 1N1 | Canada | 10/28/2025 |
| Marnie powers     | Duncan           | V9L     | Canada | 10/28/2025 |
| Louise Doherty    | Duncan           | V9L     | Canada | 10/28/2025 |
| Jill Cook         | Victoria         | V8N     | Canada | 10/28/2025 |
| Valerie Hannan    | Nanaimo          | V9S 1C8 | Canada | 10/28/2025 |
| Brian Pridham     | Victoria         | v8v 3m4 | Canada | 10/28/2025 |
| Gail Calder       | Lake Cowichan BC | V0R 2G0 | Canada | 10/28/2025 |
| Shelley Cain      | Calgary          | T1Y     | Canada | 10/28/2025 |
| Dustin Henry      | Shawnigan Lake   | V8H     | Canada | 10/28/2025 |
| Nicole Morgan     | Duncan           | V9L     | Canada | 10/28/2025 |
| Nancy Fee         | Duncan           | V9L 2E9 | Canada | 10/28/2025 |
| Allison Healey    | Ladysmith        | V0R     | Canada | 10/28/2025 |
| Shelley Law       | Cobble Hill      | V8H     | Canada | 10/28/2025 |
| GREG GERBIS       | North Cowichan   | V9L 5G7 | Canada | 10/28/2025 |
| Courtney Wuttunee | Duncan           | V9L     | Canada | 10/28/2025 |
| Melissa Larche    | Youbou           | V0R 3E1 | Canada | 10/28/2025 |
| Tammy Olsen       | Shawnigan Lake   | V8H     | Canada | 10/28/2025 |
| William Graff     | Duncan           | V9L     | Canada | 10/28/2025 |
| Lindsey Rints     | Duncan           | V9L     | Canada | 10/28/2025 |
| Tyler Brooks      | Duncan           | V9L     | Canada | 10/28/2025 |
| Suzanne Woods     | Lantzville       | V9V     | Canada | 10/28/2025 |
| Sophia Elrod      | Duncan           | V9L     | Canada | 10/28/2025 |
| Jannis Fredheim   | Qualicum Beach   | V9K 1X5 | Canada | 10/28/2025 |
| Myah Dawson       | Okotoks          | T1S     | Canada | 10/28/2025 |
| Jolene McAllan    | Duncan           | V9L     | Canada | 10/28/2025 |
| Sonya Genis       | Duncan           | V9L     | Canada | 10/28/2025 |
| Jason MacLeod     | Vancouver        | V5Z 1B3 | Canada | 10/28/2025 |
| Robert Caswell    | Duncan           | V9L     | Canada | 10/28/2025 |
| Lillian Herner    | Victoria         | V8Z2P8  | Canada | 10/28/2025 |
| Geordie Rankin    | Duncan bc        | V9L6E9  | Canada | 10/28/2025 |
| Ryanna Rowlings   | Duncan           | V9L     | Canada | 10/28/2025 |
| Brandy Lutters    | Duncan           | V9L 5Z7 | Canada | 10/28/2025 |
| Chad Rutherford   | Duncan           | V9L     | Canada | 10/28/2025 |
| Cara Hildebrandt  | Ladysmith        | V9G1J5  | Canada | 10/28/2025 |
| Jill Fantillo     | Duncan           | V9L     | Canada | 10/28/2025 |
| Laura Vanzella    | Victoria         | V8V 1R4 | Canada | 10/28/2025 |
| Gord Malcolm      | Duncan           | V9L     | Canada | 10/28/2025 |
| Sharon Hansen     | Duncan           | V9L     | Canada | 10/28/2025 |
| Brigitte Nijs     | Duncan           | V9L     | Canada | 10/28/2025 |
| Karen Takacs      | Sidney           | V8K     | Canada | 10/28/2025 |
| Leaha Moffatt     | North cowichan   | V9L1L9  | Canada | 10/28/2025 |
| Jana Savage       | Victoria         | V9A     | Canada | 10/28/2025 |
| Courtney Friesen  | Duncan           | V9L 3A1 | Canada | 10/28/2025 |
| Mellisa McCarthy  | Duncan           | V9L     | Canada | 10/28/2025 |
| Trina Closson     | Duncan           | V9L 5V7 | Canada | 10/28/2025 |
| Eoin Griffin      | Duncan           | V9L     | Canada | 10/28/2025 |

|                   |                   |         |        |            |
|-------------------|-------------------|---------|--------|------------|
| Jm Anton          | Duncan            | V9L     | Canada | 10/28/2025 |
| Myriam Cyr        | Duncan            | V9L 5H2 | Canada | 10/28/2025 |
| Alita Mattin      | North Cowichan    | V9L5W3  | Canada | 10/28/2025 |
| Treena Grant      | Duncan            | V9L     | Canada | 10/28/2025 |
| kaylie gendron    | Victoria          | V8P     | Canada | 10/28/2025 |
| Irene Anton       | Duncan            | V9L 5V6 | Canada | 10/28/2025 |
| Lola Amundsen     | Powell River      | V8A     | Canada | 10/28/2025 |
| Lisa Lindsay      | Duncan            | V9L     | Canada | 10/28/2025 |
| Nora Dowsett      | Duncan            | V9L     | Canada | 10/28/2025 |
| Katie Edwards     | Duncan            | V9L     | Canada | 10/28/2025 |
| Shawna Ashbee     | Duncan            | V9L     | Canada | 10/28/2025 |
| Heidi One         | Okotoks           | T1S 2K6 | Canada | 10/28/2025 |
| Virginia Conway   | Duncan            | V9L     | Canada | 10/28/2025 |
| Lucy Hilton       | 100 Mile House    | V0K     | Canada | 10/28/2025 |
| Sarah Silvey      | Edmonton          | T6R     | Canada | 10/28/2025 |
| Darryl Janes      | Duncan            | V9L     | Canada | 10/28/2025 |
| Susan Myers       | Lake Cowichan     | V0R2G0  | Canada | 10/28/2025 |
| Berna Abernethy   | Vancouver         | V9L5w1  | Canada | 10/28/2025 |
| Rhonda MacDowell  | Duncan            | V9L 0B7 | Canada | 10/28/2025 |
| Shawna Erickson   | Vancouver         | V5P     | Canada | 10/28/2025 |
| shelby hansen     | Duncan            | V9L 6C2 | Canada | 10/28/2025 |
| Leah Piper        | North Cowichan    | V9L2G4  | Canada | 10/28/2025 |
| kerri dawn        | Victoria          | v8t2y9  | Canada | 10/28/2025 |
| Amy Broere        | Victoria          | V8V     | Canada | 10/28/2025 |
| Angie Winter      | Mill Bay          | V8H 0K8 | Canada | 10/28/2025 |
| Evelyn L          | Peace River       | T8S     | Canada | 10/28/2025 |
| John Viala        | Duncan            | V9L     | Canada | 10/28/2025 |
| Shana Moore       | Duncan            | V9L     | Canada | 10/28/2025 |
| Chloe Gelinas     | Shawnigan Lake    | V8H2G6  | Canada | 10/28/2025 |
| Elyse Laughland   | Duncan            | V0R     | Canada | 10/28/2025 |
| Jolene Mckaughan  | Duncan            | V9L     | Canada | 10/28/2025 |
| Carlene Duke      | Sherwood Park     | T8H     | Canada | 10/28/2025 |
| Ron Waugh         | Duncan            | V9L     | Canada | 10/28/2025 |
| Tony Jones        | Edmonton          | T5T     | Canada | 10/28/2025 |
| Shawn Drover      | DuncanMaple Ridge | V9L 6G5 | Canada | 10/28/2025 |
| Brook Lafrance    | Duncan            | V9L     | Canada | 10/28/2025 |
| Cayley Eastman    | Cranbrook         | V1C     | Canada | 10/28/2025 |
| Sherry Sohye      | Duncan            | V9L     | Canada | 10/28/2025 |
| Denise Talkington | Duncan            | V9L     | Canada | 10/28/2025 |
| Dylyn Caskenette  | Duncan            | V9L     | Canada | 10/28/2025 |
| Marley Chase      | Duncan            | V9L     | Canada | 10/28/2025 |
| Linda Gray        | Crofton           |         | Canada | 10/28/2025 |
| Davinder Wander   | Toronto           | M6N     | Canada | 10/28/2025 |
| Kathleen Erickson | Langley           | V9L 3E2 | Canada | 10/28/2025 |
| Samantha MacPhail | Victoria          | V8X 1S7 | Canada | 10/28/2025 |
| Katelyn Spencer   | Duncan            | V9L     | Canada | 10/28/2025 |

|                           |                |            |         |                   |            |
|---------------------------|----------------|------------|---------|-------------------|------------|
| Tanya Court               | Duncan         |            | V9L     | Canada            | 10/28/2025 |
| Tara Janes                | Duncan         |            | V9L     | Canada            | 10/28/2025 |
| Carol Money               | Duncan         |            | V9L 4L4 | Canada            | 10/28/2025 |
| Tanya Smith               | Surr           |            | V9L     | Canada            | 10/29/2025 |
| Rebecca Livingston        | Duncan         |            | V9L     | Canada            | 10/29/2025 |
| Danielle Modeste          | Duncan         |            | V9L     | Canada            | 10/29/2025 |
| Sharleen Beauchemin Perre | Duncan         |            | V9L     | Canada            | 10/29/2025 |
| Natasha Bickford          | Sidney         |            | V8L     | Canada            | 10/29/2025 |
| Chris Duke                | Victoria       |            | V9A     | Canada            | 10/29/2025 |
| Colleen Watkins           | Duncan         |            | V9L     | Canada            | 10/29/2025 |
| Taryn Haywood             | Vancouver      |            | V5T     | Canada            | 10/29/2025 |
| Heather Shea              | Chilliwack     |            | V2R     | Canada            | 10/29/2025 |
| Catherine Freer           | Nanaimo        |            | V9T     | Canada            | 10/29/2025 |
| Crystal Dyson             | Sooke          |            | V9Z1P9  | Canada            | 10/29/2025 |
| Vesta Green               | Burnaby        |            | V5C     | Canada            | 10/29/2025 |
| Emily Da Silva            | Victoria       |            | V8Z     | Canada            | 10/29/2025 |
| Sumeet Cheema             | Duncan         |            | V9L     | Canada            | 10/29/2025 |
| Melissa Nicol             | Cowichan Bay   |            | V0R1N2  | Canada            | 10/29/2025 |
| Lindsay Elzinga           | Duncan         |            | V9      | Canada            | 10/29/2025 |
| Austin Reid               | Ladysmith      |            | V9G     | Canada            | 10/29/2025 |
| Kim Sanders               | Duncan         |            | V9L     | Canada            | 10/29/2025 |
| Teresa Naswell            | Vancouver      |            | V6B     | Canada            | 10/29/2025 |
| Kaylee Keck               | Duncan         |            | V9L     | Canada            | 10/29/2025 |
| Terra Mitchell            | Delta          |            | V4K     | Canada            | 10/29/2025 |
| Bart Vogelzang            | Duncan         |            | V9L 3Y2 | Canada            | 10/29/2025 |
| Lucas Plouffe             | Edmonton       |            | T6T     | Canada            | 10/29/2025 |
| Kim McCormick             | Lake Cowichan  |            | V0R2G0  | Canada            | 10/29/2025 |
| Lori Hamilton             | Ladysmith      |            | V9G     | Canada            | 10/29/2025 |
| stephanie wise            | Duncan         |            | V9L     | Canada            | 10/29/2025 |
| Pamela Cunningham         | Seattle        | Washington |         | 98126 United Stat | 10/29/2025 |
| Lara Jurcic               | Nanaimo        |            | V9T     | Canada            | 10/29/2025 |
| Perminder Nijjar          | Duncan         |            | V9L     | Canada            | 10/29/2025 |
| Carey Haslam              | Moose Jaw      |            | S6H     | Canada            | 10/29/2025 |
| Ryan Bachinski            | Shawnigan Lake |            | V8H     | Canada            | 10/29/2025 |
| Megan Vigneau             | Edmonton       |            | T6L     | Canada            | 10/29/2025 |
| Tammy Johnson             | Nanaimo        |            | V9T     | Canada            | 10/29/2025 |
| Christianne Mayo          | Nanaimo        |            | V9R 1S4 | Canada            | 10/29/2025 |
| Leila Sherwood            | Duncan         |            | V9L     | Canada            | 10/29/2025 |
| Alison Eathorne           | Nanaimo        |            | V9V 1C6 | Canada            | 10/29/2025 |
| Lynnea Lachman            | Duncan         |            | V9L6R2  | Canada            | 10/29/2025 |
| Jason McGregor            | Nanaimo        |            | V9R     | Canada            | 10/29/2025 |
| Kelly McGregor            | Nanaimo        |            | V9R     | Canada            | 10/29/2025 |
| Robin Steeves             | Duncan         |            | V9L     | Canada            | 10/29/2025 |
| Denise Doucette           | North Cowichan |            | V9L 4Z8 | Canada            | 10/29/2025 |
| Jessica Riehl             | Victoria       |            | V9B     | Canada            | 10/29/2025 |
| Pat Copp                  | Duncan         |            | V9L 2w9 | Canada            | 10/29/2025 |

|                     |                |              |        |            |
|---------------------|----------------|--------------|--------|------------|
| Lynn Wear           | Honeymoon Bay  | v0r 1y0      | Canada | 10/29/2025 |
| Greg Douglas        | Duncan         | V9L          | Canada | 10/29/2025 |
| Ava Smith           | Duncan         | V9L5v3       | Canada | 10/29/2025 |
| Aniesha Schencks    | Victoria       | V9A          | Canada | 10/29/2025 |
| Makenna Girdlestone | Duncan         | V9L          | Canada | 10/29/2025 |
| Brenda Hennig       | Duncan         | V9L          | Canada | 10/29/2025 |
| Michaela Peet       | Duncan         | V9L          | Canada | 10/29/2025 |
| Ellen Henault       | Victoria       | V9C          | Canada | 10/29/2025 |
| darlene mancell     | duncan         | V9L 3G2      | Canada | 10/29/2025 |
| Candice Innes       | Duncan         | V9L          | Canada | 10/29/2025 |
| Molly Richardson    | Campbell River | V9W          | Canada | 10/29/2025 |
| blake mcvittie      | Victoria       | V9B          | Canada | 10/29/2025 |
| Bhreagh Battand     | Duncan         | V9L          | Canada | 10/29/2025 |
| Annie A             | Surrey         | V3R1Z7       | Canada | 10/29/2025 |
| Marek Klokeid       | Crofton        | V0R          | Canada | 10/29/2025 |
| Danielle Doherty    | Lake cowichan  | V0R2G0       | Canada | 10/29/2025 |
| Angie hayes         | Errington      | errington bc | Canada | 10/29/2025 |
| Tanya Nicholson     | Vancouver      | V5L          | Canada | 10/29/2025 |
| Ali Richardson      | Duncan         | V9L          | Canada | 10/29/2025 |
| Karen Pfeifer       | Sooke          | V9Z          | Canada | 10/29/2025 |
| Tracey Poisson      | Cowichan Bay   | V0R 1N0      | Canada | 10/29/2025 |
| brianne irving      | Waterford      | N0E 1Y0      | Canada | 10/29/2025 |
| Daniella Grieve     | Lake Cowichan  | V0R 2G0      | Canada | 10/29/2025 |
| Angela Green        | Duncan         | V9L          | Canada | 10/29/2025 |
| Carly Cook          | Vancouver      | V5Z          | Canada | 10/29/2025 |
| Josalyn Wolter      | Duncan         | V9L          | Canada | 10/29/2025 |
| Cassie Bell         | Lake Cowichan  | V0R2G0       | Canada | 10/29/2025 |
| Tracy Beaton        | Duncan         | V9L          | Canada | 10/29/2025 |
| Elena Lawson        | Victoria       | V9A          | Canada | 10/29/2025 |
| Charlotte Kelly     | Vancouver      | V9h          | Canada | 10/29/2025 |
| cindy heppell       | victoria       | v8y2c6       | Canada | 10/29/2025 |
| Terri Monti         | Duncan         | V9L          | Canada | 10/29/2025 |
| Sukhdeb Singh       | Brampton       | L6R 0A6      | Canada | 10/29/2025 |
| Stephanie Harvey    | Duncan         | V9L          | Canada | 10/29/2025 |
| Nicole Omelus       | Duncan         | V9L          | Canada | 10/29/2025 |
| Hannah Stacey       | Chemainus      | V0r 1k4      | Canada | 10/29/2025 |
| Claude Alinea       | Strathmore     | T1P          | Canada | 10/29/2025 |
| Karen Rutherford    | Victoria       | V8Z          | Canada | 10/29/2025 |
| Ada Matthews        | Airdrie        | T4B          | Canada | 10/29/2025 |
| Leah Howroyd        | Shawnigan Lake | V8H          | Canada | 10/29/2025 |
| Kim Barker          | Scarborough    | M1E          | Canada | 10/29/2025 |
| MICHAEL TRUDEAU     | Calgary        | T2T          | Canada | 10/29/2025 |
| Danielle Forrest    | Duncan         | V9L          | Canada | 10/29/2025 |
| Sharlaina Gale      | Shawnigan Lake | V0R2W1       | Canada | 10/29/2025 |
| asmait ghebru       | Toronto        | M4Y          | Canada | 10/29/2025 |
| Karyn Gammie        | St. Albert     | T8N          | Canada | 10/29/2025 |

|                      |                 |         |        |            |
|----------------------|-----------------|---------|--------|------------|
| Shon Ormerod         | Kentville       | B4N 5J4 | Canada | 10/29/2025 |
| Heidi Schumann       | Duncan          | V9L     | Canada | 10/29/2025 |
| Mesina Raphael       | Gatineau        | J8Y     | Canada | 10/29/2025 |
| Karamjit Singh       | Langley         | V3A     | Canada | 10/29/2025 |
| Maryam Karami        | Ottawa          | K1C7S1  | Canada | 10/29/2025 |
| Jacqueline Cole      | Chilliwack      | V2P     | Canada | 10/29/2025 |
| Brandi Lovett jasper | Duncan          | V9L     | Canada | 10/29/2025 |
| Odique Cherestil     | Montréal        | H2T     | Canada | 10/29/2025 |
| Curtis Stretch       | Duncan          | V9L0j9  | Canada | 10/29/2025 |
| Kara Bruinsma        | Red Deer        | T4P     | Canada | 10/29/2025 |
| Ali Bertin           | Duncan          | V9L     | Canada | 10/29/2025 |
| Elisabeth McGonigle  | Lake Cowichan   | V0R2G0  | Canada | 10/29/2025 |
| Kaelyn Henault       | Shawnigan Lake  | V8H2W2  | Canada | 10/29/2025 |
| Robyn Douglas        | Duncan          | V9L     | Canada | 10/29/2025 |
| Michelle Laszczyk    | Duncan          | V9L     | Canada | 10/29/2025 |
| Jann Bolo            | Cowichan Valley | V9L 6B9 | Canada | 10/29/2025 |
| Kait Steed           | Victoria        | V8Z     | Canada | 10/29/2025 |
| Tanisha Colbourne    | Duncan          | V9L     | Canada | 10/29/2025 |
| Nicole Chadwick      | Vancouver       | V6K     | Canada | 10/29/2025 |
| Lindsay McQueen      | Courtenay       | V9N     | Canada | 10/29/2025 |
| Jamaerah Bezjack     | Duncan          | V9L     | Canada | 10/29/2025 |
| Jaclyn Schiavone     | Langford        | V9B 0X6 | Canada | 10/29/2025 |
| Carey Ann Gorse      | Victoria        | V9A     | Canada | 10/29/2025 |
| Laurie Forbes        | Nelson          | V1L     | Canada | 10/29/2025 |
| Rhiannon W           | Duncan          | V9L     | Canada | 10/29/2025 |
| Aliina Hakala        | Duncan          | V9L4H1  | Canada | 10/29/2025 |
| Jodi Douglas         | Duncan          | V9L 5w2 | Canada | 10/29/2025 |
| Jorrid Giesbrecht    | Winnipeg        | R3G 3K9 | Canada | 10/29/2025 |
| Erinn Roll           | Nanaimo         | V9T     | Canada | 10/29/2025 |
| Brent Popovich       | Ladysmith       | V9G     | Canada | 10/29/2025 |
| Brad Coleman         | Vancouver       | V6B     | Canada | 10/29/2025 |
| Natalie Ingham       | Victoria        | V8P     | Canada | 10/29/2025 |
| Roxanne Nunweiler    | Duncan          | V9L 6R1 | Canada | 10/29/2025 |
| Andrew Frueh         | Duncan          | V9L     | Canada | 10/29/2025 |
| John A Hindle        | Duncan          | V9L     | Canada | 10/29/2025 |
| shannon shade        | victoria        | v8z4h1  | Canada | 10/29/2025 |
| Glen Ridgway         | Duncan          | V9L     | Canada | 10/29/2025 |
| Sonya Beel           | Langford        | V9B 4G5 | Canada | 10/29/2025 |
| Adele MacLeod        | Duncan          | V9L     | Canada | 10/29/2025 |
| Tammy markwart       | Langford        | V9C 0K4 | Canada | 10/29/2025 |
| pamela palliser      | Duncan          | V0R2G1  | Canada | 10/29/2025 |
| Pamila Fik           | Victoria        | V9B     | Canada | 10/29/2025 |
| Warren Ulrich        | Mill Bay        | V8H 1K9 | Canada | 10/29/2025 |
| Chase Vallie         | Sherwood Park   | T8H     | Canada | 10/29/2025 |
| Chris Boland         | Whistler        | V8E     | Canada | 10/29/2025 |
| Meghan Black         | Langley         | V3A     | Canada | 10/29/2025 |

|                      |                |         |        |            |
|----------------------|----------------|---------|--------|------------|
| Michael Crowe        | Victoria       | V9C     | Canada | 10/29/2025 |
| Mandy Ludlow         | Duncan         | V9L 3E8 | Canada | 10/29/2025 |
| Debra Miller         | Duncan         | V9L     | Canada | 10/29/2025 |
| Amanda Sihota        | Nanaimo        | V9R     | Canada | 10/29/2025 |
| Alicia Thompson      | Duncan         | V9L     | Canada | 10/29/2025 |
| Kirby Brooks         | Duncan         | V9L 2S4 | Canada | 10/29/2025 |
| Kim Mcgrath          | Clarenville    | A5A     | Canada | 10/29/2025 |
| Shannon Parent       | Victoria       | V8V     | Canada | 10/29/2025 |
| Naomi Low            | Duncan         | V9L 6B1 | Canada | 10/29/2025 |
| roger moore          | Surrey         | V3S     | Canada | 10/29/2025 |
| Kyle Allesia         | Chemainus      | V9L     | Canada | 10/29/2025 |
| Mckayla vancoughnett | Vancouver      | V6B     | Canada | 10/29/2025 |
| Zaynab Asfour        | Edmonton       | T5H     | Canada | 10/29/2025 |
| Dakota Bateman       | Victoria       | V9B     | Canada | 10/29/2025 |
| Cheryl Negaard       | Duncan         | V9L     | Canada | 10/29/2025 |
| Adria Carton         | Calgary        | T2R     | Canada | 10/29/2025 |
| Karen Steigenberger  | Duncan         | V9L     | Canada | 10/29/2025 |
| Pawandeep Sandhu     | Edmonton       | T6L     | Canada | 10/29/2025 |
| Janice Tuba          | Lake Cowichan  | V0R2G0  | Canada | 10/29/2025 |
| Crystal Bell         | Nanaimo        | V9R     | Canada | 10/29/2025 |
| Chad Linge           | Honeymoon Bay  | V0R 1Y0 | Canada | 10/29/2025 |
| JoLynne VanCaeseele  | North Cowichan | V9L5P4  | Canada | 10/29/2025 |
| Sarah Cowden         | Victoria       | V8N     | Canada | 10/29/2025 |
| Carter McAdoo        | Kingston       | K7M     | Canada | 10/29/2025 |
| Amanda Davis         | Nanaimo        | V9T     | Canada | 10/29/2025 |
| ANDREA NICHOL        | Duncan         | V9L     | Canada | 10/29/2025 |
| Roberta Hing         | Maple Ridge    | V2w     | Canada | 10/29/2025 |
| Robin MacDowell      | Duncan         | V9L 5R2 | Canada | 10/29/2025 |
| Brandi Keddell       | Duncan         | V9L     | Canada | 10/29/2025 |
| Brittany Kennedy     | Nanaimo        | V9T     | Canada | 10/29/2025 |
| Julie-Anne Cadeau    | Campbell River | V9W     | Canada | 10/29/2025 |
| Philecia Isaacson    | Lake Cowichan  | V0R 2G0 | Canada | 10/29/2025 |
| Vicki Grover         | Duncan         | V9L     | Canada | 10/29/2025 |
| Roman Cornish        | Duncan         | V9L     | Canada | 10/29/2025 |
| Elaine Harris        | Duncan         | V9L     | Canada | 10/29/2025 |
| Ashlee Vaisius       | Cowichan Bay   | V0R 1N1 | Canada | 10/29/2025 |
| Ava Vincent          | Medicine Hat   | T1B     | Canada | 10/29/2025 |
| Shayla Attfield      | Campbell River | V9w     | Canada | 10/29/2025 |
| Shahd Salhani        | Edmonton       | T6W     | Canada | 10/29/2025 |
| Dana Arthurs         | Duncan         | V9L3T8  | Canada | 10/29/2025 |
| Hh Shahabi           | Beauharnois    | J6N     | Canada | 10/29/2025 |
| Kathy Coghlan        | Vancouver      | V5L     | Canada | 10/30/2025 |
| Kelly Feltrin        | Honeymoon Bay  | V0R 1Y0 | Canada | 10/30/2025 |
| Line Major           | Victoriaville  | G6P     | Canada | 10/30/2025 |
| John Chilton         | Vancouver      | V5Z     | Canada | 10/30/2025 |
| David Salmon         | Ducan          | V0R1N1  | Canada | 10/30/2025 |

|                      |                |         |        |            |
|----------------------|----------------|---------|--------|------------|
| Cherie Quinn         | Victoria       | V9c 4m8 | Canada | 10/30/2025 |
| Denise Barker        | Duncan         | V9L     | Canada | 10/30/2025 |
| Patrick Hrushowy     | Duncan         | V9L     | Canada | 10/30/2025 |
| Steven Mjoen         | Nanaimo        | V9R     | Canada | 10/30/2025 |
| Duane Arsenault      | Chemainus      | V0R 1K5 | Canada | 10/30/2025 |
| Cody Kielbiski       | Victoria       | V9B     | Canada | 10/30/2025 |
| Jenny Parmar         | Lake Cowichan  | V0R     | Canada | 10/30/2025 |
| Charles Powell       | Duncan         | V9L     | Canada | 10/30/2025 |
| Jodi McKenzie        | Lake Cowichan  | V0R2G0  | Canada | 10/30/2025 |
| Lucy Hanzely         | Calgary        | T2X     | Canada | 10/30/2025 |
| Chelsea Fredheim     | Maple Ridge    | V2X     | Canada | 10/30/2025 |
| Gary Bruvold         | Duncan         | V9L     | Canada | 10/30/2025 |
| Rick Bootsman        | Courtenay      | V9N     | Canada | 10/30/2025 |
| Brooke Allan         | Port Coquitlam | v3c5m4  | Canada | 10/30/2025 |
| John Degraaf         | Duncan         | V9L     | Canada | 10/30/2025 |
| Darryl Poets         | Duncan         | V9L     | Canada | 10/30/2025 |
| Miles Stacey         | Duncan         | V9L     | Canada | 10/30/2025 |
| Raina BEnnefield     | Duncan         | V9L     | Canada | 10/30/2025 |
| Raymond Wear         | Honeymoon Bay  | v0r1y0  | Canada | 10/30/2025 |
| Bloys Dekker         | Ladysmith      | V9G 1A4 | Canada | 10/30/2025 |
| Kathy Bateman        | Lake Cowichan  | V0R2G0  | Canada | 10/30/2025 |
| Ivan Allan           | Port Coquitlam | V3C4W5  | Canada | 10/30/2025 |
| Michael Smith        | Surrey         | V4N     | Canada | 10/30/2025 |
| Devin Loewen         | Duncan         | V9L     | Canada | 10/30/2025 |
| Richard Vaillancourt | Nanaimo        | V9R     | Canada | 10/30/2025 |
| Lance Wall           | Surrey         | V4N     | Canada | 10/30/2025 |
| Elizabeth Beehler    | Swan River     | R0L     | Canada | 10/30/2025 |
| Cathy Allen          | Chemainus      | V0R 1K2 | Canada | 10/30/2025 |
| Len Wansbrough       | Shawnigan Lake | V0R 2W0 | Canada | 10/30/2025 |
| James Livngston      | Duncan         | V9L     | Canada | 10/30/2025 |
| Cory Robertson       | Duncan         | V9L     | Canada | 10/30/2025 |
| Kourosh Parsi        | Burnaby        | V5C     | Canada | 10/30/2025 |
| Todd Cameron         | Nanaimo        | V9R 5W5 | Canada | 10/30/2025 |
| Barbara Densmore     | Nanaimo        | V9R     | Canada | 10/30/2025 |
| Haley David          | Sooke          | V9Z     | Canada | 10/30/2025 |
| Fareedarh ❓❓         | Toronto        | M5A     | Canada | 10/30/2025 |
| Shawna Andersen      | Vancouver      | V5Z     | Canada | 10/30/2025 |
| Anna Walker          | Duncan         | V9L     | Canada | 10/30/2025 |
| Karlon Kielbiski     | Duncan         | V9L     | Canada | 10/30/2025 |
| Stephanie Blache     | Langford       | V9B 6P4 | Canada | 10/30/2025 |
| Trisha Randen        | Vancouver      | V5L     | Canada | 10/30/2025 |
| Tasha Cline          | Victoria       | V9A     | Canada | 10/30/2025 |
| Brian Larose         | Duncan         | V9l6m6  | Canada | 10/30/2025 |
| Nika Amft            | Victoria       | V8R5H2  | Canada | 10/30/2025 |
| Shaun Mann           | Duncan         | V9l 5r5 | Canada | 10/30/2025 |
| Dominic Foster       | Victoria       | V8R1E4  | Canada | 10/30/2025 |

|                      |                  |         |        |            |
|----------------------|------------------|---------|--------|------------|
| kea mowat            | Port Alberni     | V9Y     | Canada | 10/30/2025 |
| Daria Patterson      | Victoria         | V9e 2e8 | Canada | 10/30/2025 |
| Meaghan Harvey       | Nanaimo          | V9T     | Canada | 10/30/2025 |
| Rebecca Papadopoulos | Duncan           | V9L     | Canada | 10/30/2025 |
| Michelle Davis       | Lake Cowichan    | V0R 2G0 | Canada | 10/30/2025 |
| Ying Sheng Wu        | Vancouver        | V5X     | Canada | 10/30/2025 |
| Hailey Madill        | Abbotsford       | V2T     | Canada | 10/30/2025 |
| Laurie MeAd          | Duncan           | V9L6j1  | Canada | 10/30/2025 |
| James Humphrey       | Ladysmith        | V9G     | Canada | 10/30/2025 |
| Kennedy Dubreuil     | Ladysmith        | V9G     | Canada | 10/30/2025 |
| Charles Borg         | Shawnigan Lake   | V8H     | Canada | 10/30/2025 |
| Daryl ehrstien       | Youbou           | V0r-3e1 | Canada | 10/30/2025 |
| Steph Drouillard     | Duncan           | V9l     | Canada | 10/30/2025 |
| Rosa Johnston        | Cobble Hill BC   | V8H 0H2 | Canada | 10/30/2025 |
| Matthew Heyne        | Duncan           | V9L     | Canada | 10/30/2025 |
| Eleni Anagnosti      | Toronto          | M3M     | Canada | 10/30/2025 |
| Lilla Hauser         | Grande Prairie   | T8V     | Canada | 10/30/2025 |
| nevaeh krahn         | Spruce Grove     | T7X     | Canada | 10/30/2025 |
| Cassandra Kinsella   | Victoria         | V9A     | Canada | 10/30/2025 |
| Ashley Emerson       | Duncan           | V9L     | Canada | 10/30/2025 |
| Michael Hayhoe       | Duncan           | V9L     | Canada | 10/30/2025 |
| Brittany Sagal       | Victoria         | V9C     | Canada | 10/30/2025 |
| Krista Lang          | Duncan           | V9L     | Canada | 10/30/2025 |
| Gio Brassens         | Nanaimo          | V9R     | Canada | 10/30/2025 |
| Heather South-Smith  | Duncan           | V9L     | Canada | 10/30/2025 |
| Amanda Bowerman      | Spruce Grove     | T7X     | Canada | 10/30/2025 |
| Mark Dodd            | Cobble Hill      | V0R1L0  | Canada | 10/30/2025 |
| Kristee Smith        | Parksville       | V9P     | Canada | 10/30/2025 |
| Donna Brooks         | Duncan           | V9L     | Canada | 10/30/2025 |
| Frank Goluza         | Vancouver        | V5Z     | Canada | 10/30/2025 |
| Gina Livingston      | Duncan           | V9L     | Canada | 10/30/2025 |
| Julia Levkovsky      | Montréal         | H3X     | Canada | 10/30/2025 |
| Pamela Mitchell      | Vaudreuil-dorion | J7V     | Canada | 10/30/2025 |
| Brennan MacDonald    | Ladysmith        | V9G2B9  | Canada | 10/30/2025 |
| Clayton Edwards      | Duncan           | V9l5w5  | Canada | 10/30/2025 |
| Camille Mckinlay     | Vancouver        | V5T     | Canada | 10/30/2025 |
| Meghan Leclaire      | Sundre           | T0M     | Canada | 10/30/2025 |
| Ashton Neurauter     | Victoria         | V9B     | Canada | 10/30/2025 |
| ALI Tamir            | Nanaimo          | V9T     | Canada | 10/30/2025 |
| Jatinder Singh       | Brampton         | L7c2z4  | Canada | 10/30/2025 |
| Katelyn Sawyer       | Langford         | V9B     | Canada | 10/30/2025 |
| Nicole Coltman       |                  |         | Canada | 10/30/2025 |
| Sarah Lawton         | Peterborough     | K9H 5B6 | Canada | 10/30/2025 |
| Leah Patriquin       | Grande Prairie   | T8V 4N2 | Canada | 10/30/2025 |
| Jody Hydes           | Duncan           | V9L     | Canada | 10/30/2025 |
| Y Schedel            | Duncan           | V9L     | Canada | 10/30/2025 |

|                           |                      |         |              |            |
|---------------------------|----------------------|---------|--------------|------------|
| Cam Drew                  | Duncan               | V9L     | Canada       | 10/30/2025 |
| Maris LeGallais           | Victoria             | V8R     | Canada       | 10/30/2025 |
| Kaelyn Baker              | Sherwood Park        | T8H     | Canada       | 10/30/2025 |
| Hunter Balmedilla         | High River           |         | 90060 Canada | 10/30/2025 |
| William Singleton         | Bragg creek          | T0L 0K0 | Canada       | 10/30/2025 |
| David Lloyd               | Duncan               | V9L     | Canada       | 10/30/2025 |
| Allison Turcotte          | Victoria             | V9B 5S5 | Canada       | 10/31/2025 |
| Erin Best                 | Duncan               | V9L     | Canada       | 10/31/2025 |
| Crystal Galisky           | Nanaimo              | V9S3H7  | Canada       | 10/31/2025 |
| Deanna Klonarakis         | Duncan               | V9L     | Canada       | 10/31/2025 |
| Habiballah Pordahan       | Beauharnois          | J6N     | Canada       | 10/31/2025 |
| Jillian Drover            | Qualicum Beach       | V9K1V4  | Canada       | 10/31/2025 |
| Rick Spencer              | Victoria             | V8V 0B2 | Canada       | 10/31/2025 |
| Golden Golden             | Brantford            | N3T     | Canada       | 10/31/2025 |
| Princess Lagman           | Victoria             | V9B     | Canada       | 10/31/2025 |
| Holman Jackie             | Shawnigan lake       | V8H 3B7 | Canada       | 10/31/2025 |
| Whitney Salvador          | Sidney               | V8L     | Canada       | 10/31/2025 |
| Trace Barker              | Duncan               | V0R2G0  | Canada       | 10/31/2025 |
| Sarah Fletcher            | North Cowichan       | V9L 4B2 | Canada       | 10/31/2025 |
| Ken Blace                 | Crofton              | V0R 1R0 | Canada       | 10/31/2025 |
| Heidi Clark               | Duncan               | V9L     | Canada       | 10/31/2025 |
| William Wong              | North Cowichan       | V9L5R2  | Canada       | 10/31/2025 |
| tom arnold                | lake cowichan        | v0r2g0  | Canada       | 10/31/2025 |
| Karen Whitehouse          | Duncan               | V9L     | Canada       | 10/31/2025 |
| Trina Costello            | Ladysmith            | V9G     | Canada       | 10/31/2025 |
| Jordan Costello           | Ladysmith            | V9G     | Canada       | 10/31/2025 |
| Laurie Schmidt            | Duncan               | V9L0J9  | Canada       | 10/31/2025 |
| Andrea Scott              | Duncan               | V9L     | Canada       | 10/31/2025 |
| Scott Read                | Duncan               | V5L     | Canada       | 10/31/2025 |
| David Jefferies           | East York            | M4C2C3  | Canada       | 10/31/2025 |
| CindY Bryson              | Duncan               | V9L     | Canada       | 10/31/2025 |
| Matt Thornley             | Duncan               | V9L6C3  | Canada       | 10/31/2025 |
| Rob Jeffery               | Duncan               | V9L     | Canada       | 10/31/2025 |
| William Viksush           | Duncan               | V9L     | Canada       | 10/31/2025 |
| Roberta Piechnik Piechnik | Lake cowichan        | V0R 2G0 | Canada       | 10/31/2025 |
| Margaret Wall             | Duncan               | V9L2b2  | Canada       | 10/31/2025 |
| Barb Peake                | Duncan               | V9L     | Canada       | 10/31/2025 |
|                           | جهان گلپنار Montreal | H3E     | Canada       | 10/31/2025 |
| Stephanie Farrow          | Victoria             | V9L 6a4 | Canada       | 10/31/2025 |
| Carol Martel              | Duncan               | V9L 6C7 | Canada       | 10/31/2025 |
| Samantha Olaussen         | Duncan               | V9L 3z8 | Canada       | 10/31/2025 |
| Erin Bradley              | Victoria             | V8Y1Y6  | Canada       | 10/31/2025 |
| Bernice Leno              | Sidney               | V8L     | Canada       | 10/31/2025 |
| Laura Lynn                | Vancouver            | V5Z     | Canada       | 10/31/2025 |
| sylvia sb                 | Montreal             | h2m     | Canada       | 10/31/2025 |
| Shannon Nakatsu           | Victoria             | V8Z     | Canada       | 10/31/2025 |

|                    |                 |              |                   |            |
|--------------------|-----------------|--------------|-------------------|------------|
| Judy Booth         | Victoria        | V8Z          | Canada            | 10/31/2025 |
| Candice Romano     | Duncan          | V9L          | Canada            | 10/31/2025 |
| Beverley Bowen     | Victoria        | V8X          | Canada            | 10/31/2025 |
| Shelley Cartmell   | Sidney          | V8L          | Canada            | 10/31/2025 |
| Gary Armstrong     | Victoria BC     | V8Z          | Canada            | 10/31/2025 |
| Jenny Gijo         | Lake Cowichan   | V0R          | Canada            | 10/31/2025 |
| Lisa Hales         | Duncan          | V9L          | Canada            | 10/31/2025 |
| Natasha winter     | Duncan          | V9L          | Canada            | 10/31/2025 |
| Tyawna Clark       | Nanaimo         | V9S          | Canada            | 10/31/2025 |
| Sean Marsh         | Duncan          | V9L          | Canada            | 10/31/2025 |
| Donna Alder        | Victoria        | V9A          | Canada            | 10/31/2025 |
| Michele Swann      | Coaldale        | T1M 1B7      | Canada            | 10/31/2025 |
| Rayne Cooper       | Duncan          | V9L          | Canada            | 10/31/2025 |
| Pat Funk           | Bryn Mawr       | Pennsylvania | 19010 United Stat | 10/31/2025 |
| Jan Marshall       | Victoria        | V8P 5T7      | Canada            | 10/31/2025 |
| Shirley Liang      | Nanaimo         | V9T5N9       | Canada            | 11/1/2025  |
| Vivian Slessor     | Duncan          | V9L          | Canada            | 11/1/2025  |
| Mike Watson        | Qualicum Beach  | V9K 2N9      | Canada            | 11/1/2025  |
| Marcel Duruisseau  | Victoria        | V9A 4T3      | Canada            | 11/1/2025  |
| Darlene Upton      | North Saanich   | V8L4b2       | Canada            | 11/1/2025  |
| Nicole Lynch Lynch | Duncan          | V9L          | Canada            | 11/1/2025  |
| Ingrid Stevens     | Shawnigan Lake  | V8H          | Canada            | 11/1/2025  |
| Denise Allan       | Lake Cowichan   | V0R2G0       | Canada            | 11/1/2025  |
| Humneet Gill       | Vancouver       | V6B          | Canada            | 11/1/2025  |
| Ann Hartley        | Moncton         | E1A          | Canada            | 11/1/2025  |
| Conor O'Keefe      | St. John's      | A1B          | Canada            | 11/1/2025  |
| deborah acton      | Red Deer        | T4N          | Canada            | 11/1/2025  |
| Judith Smallbone   | London          | N6K          | Canada            | 11/1/2025  |
| Golnaz Tavakoli    | Toronto         | M5V          | Canada            | 11/1/2025  |
| Katarina va        | Vancouver       | V5Z          | Canada            | 11/1/2025  |
| Kate Zachary       | Port Alberni    | V9Y          | Canada            | 11/1/2025  |
| benjamin lorenson  | Duncan          | v9l 4p2      | Canada            | 11/1/2025  |
| Kristy Landry      | Duncan          | V9L6J2       | Canada            | 11/1/2025  |
| Bruce Armstrong    | Toronto         | M4S          | Canada            | 11/1/2025  |
| Brenda Robinson    | Toronto         | M4H 1C9      | Canada            | 11/2/2025  |
| Rachel Murray      | Quathiaski Cove | V0P          | Canada            | 11/2/2025  |
| Lisa Drover        | Victoria        | V8S4J3       | Canada            | 11/2/2025  |
| Nisreen NAHAL      | Mississauga     | L4M          | Canada            | 11/2/2025  |
| Chelsea St.Marie   | Langley         | V4W1B9       | Canada            | 11/2/2025  |
| Brian Barnes       | Victoria        | V9E 1C8      | Canada            | 11/2/2025  |
| Harpreet Bains     | Surrey          | V3Z          | Canada            | 11/2/2025  |
| Kayla Greenway     | Kamloops        | V2B          | Canada            | 11/2/2025  |
| Muhammad Kamil     | Mississauga     | l5v1J8       | Canada            | 11/2/2025  |
| Sandy Gambell      | Kilworthy       | P0E          | Canada            | 11/2/2025  |
| Karen Branch       | Markham         | L6C          | Canada            | 11/2/2025  |
| Lorna Horner       | Uxbridge        | L9P          | Canada            | 11/2/2025  |

|                       |                      |          |               |           |
|-----------------------|----------------------|----------|---------------|-----------|
| Nicole Boucher        | Duncan               | V9L      | Canada        | 11/2/2025 |
| Anesia Chatoor        | Pierrefonds          | H9a2x7   | Canada        | 11/2/2025 |
| Katherine Tobin       | Edmonton             | T6W      | Canada        | 11/2/2025 |
| Denis De Jong         | Ottawa               | K2R 1E2  | Canada        | 11/2/2025 |
| Lisa Hill             | Duncan               | V9L 2 V9 | Canada        | 11/2/2025 |
| Amanda Schaap         | Victoria             | V9B      | Canada        | 11/2/2025 |
| Prithwish Halder      | Scarborough          | M1E1X9   | Canada        | 11/2/2025 |
| Brenda Seipert        | New Sarepta, Alberta | T0B3M0   | Canada        | 11/3/2025 |
| Beverley Calvert      | Nanaimo              | V9T 6H3  | Canada        | 11/3/2025 |
| Erin Spence           | Gibsons              | V0N      | Canada        | 11/3/2025 |
| Elaf Kair             | Regina               | S4M      | Canada        | 11/3/2025 |
| Dagmar Poepplau       | Ottawa               | K2G 3Y7  | Canada        | 11/3/2025 |
| T&H Decor Th          | Abbotsford bc        | V2T6v8   | Canada        | 11/3/2025 |
| SADAQ MOHAMED         | Etobicoke            | M9C      | Canada        | 11/3/2025 |
| Leanne McGuire        |                      |          | Canada        | 11/3/2025 |
| Robert Kroeskamp      | Wishart              | S0A4R0   | Canada        | 11/3/2025 |
| Dawit Tibebe          | Toronto              | M9N      | Canada        | 11/3/2025 |
| Jan Kuiper            | Duncan               | V9L      | Canada        | 11/3/2025 |
| Kathy Kilburn         | North Bay            | P1B 8G4  | Canada        | 11/3/2025 |
| Jessica Crawford      | Hammonds Plains      | B4B      | Canada        | 11/3/2025 |
| Thomas castel         |                      |          | New Caledonia | 11/3/2025 |
| David Beattie         | Victoria             | V9a5s6   | Canada        | 11/3/2025 |
| Faye Deol             | Duncan               | V9L      | Canada        | 11/3/2025 |
| Joey Faircloth        | Toronto              | M4V      | Canada        | 11/4/2025 |
| Allan Parker          | Peterborough         | K9J      | Canada        | 11/4/2025 |
| Kathleen Shafer       | Duncan               | V9L6X7   | Canada        | 11/4/2025 |
| Mike Harris           | Nanaimo              | V9T      | Canada        | 11/4/2025 |
| Steveo Carey          | Vancouver            | V5Z      | Canada        | 11/4/2025 |
| Doreen Gunn           | Ladysmith            | V9G      | Canada        | 11/4/2025 |
| Jen Beswick           | North Cowichan       | V7C      | Canada        | 11/4/2025 |
| Julia Ackerman        | Duncan               | V9L      | Canada        | 11/5/2025 |
| Stephanie Donahue     | Duncan               | V9L      | Canada        | 11/5/2025 |
| Courtney Wilcox       | Shawnigan Lake       | V8H      | Canada        | 11/5/2025 |
| Meredith McAdam       | Duncan               | V9L      | Canada        | 11/5/2025 |
| Ashley Hayek          | Duncan               | V9L5K7   | Canada        | 11/5/2025 |
| Jessica Pool          | Duncan               | V9L      | Canada        | 11/5/2025 |
| Kelly Barrington      | Elmsdale             | B2S 1B6  | Canada        | 11/5/2025 |
| Julie Leann Kaczmarek | Sexsmith             | T0H3C0   | Canada        | 11/5/2025 |
| Tina Barabonoff       | Richmond             | V6X      | Canada        | 11/5/2025 |
| Nicole Macdonald      | Calgary              | T2S      | Canada        | 11/5/2025 |
| Lorena Russell        | Ladysmith            | V9G      | Canada        | 11/5/2025 |
| Brianna Ellison       | Duncan               | V9L      | Canada        | 11/5/2025 |
| Leanne Stephenson     | Nanaimo              | V9r6y2   | Canada        | 11/5/2025 |
| Brittany Knippshild   | Duncan               | V9L      | Canada        | 11/5/2025 |
| Kingston Wikkerink    | Duncan               | V9L      | Canada        | 11/5/2025 |
| Emilie Cowley         | Duncan               | V9L      | Canada        | 11/5/2025 |

|                           |                    |                        |            |            |
|---------------------------|--------------------|------------------------|------------|------------|
| Amy Hunt                  | Ottawa             | K2P                    | Canada     | 11/5/2025  |
| Isabelle Kendall          | Nanaimi            | V9R0L7                 | Canada     | 11/5/2025  |
| Cheryl MacDonald          | Parksville         | V9P                    | Canada     | 11/5/2025  |
| James Montague            | Nanaimo            | V9T                    | Canada     | 11/5/2025  |
| Eric Phillips             | Maple Ridge,v2x1g2 | V2X1G2                 | Canada     | 11/6/2025  |
| Dawn Plensky              | Surrey             | V3S                    | Canada     | 11/7/2025  |
| Drew Shaw                 | Duncan             | V9L 1A1                | Canada     | 11/7/2025  |
| Peter Broeren             | Victoria           | V8S                    | Canada     | 11/7/2025  |
| Zak Workman               | Duncan             | British Columbi v9I5y1 | Canada     | 11/10/2025 |
| Rosanne Matte Munro       | Victoria           | V9C 4A3                | Canada     | 11/12/2025 |
| Jacqueline Mcarthur Court | Victoria           | V8Z                    | Canada     | 11/13/2025 |
| Patricia Rowland-Hyde     | Victoria           | V8N                    | Canada     | 11/13/2025 |
| Barb MacCarl              | Lake Cowichan      | V0R2G0                 | Canada     | 11/14/2025 |
| Talia McAlpine            | Duncan             | V9L                    | Canada     | 11/14/2025 |
| Valerie Braunschweig      | Sooke,BC           | V9Z                    | Canada     | 11/14/2025 |
| Caroline Fine             | Duncan             | V9L 2B2                | Canada     | 11/14/2025 |
| Julie Ramsay              | Duncan             | V9L                    | Canada     | 11/14/2025 |
| Leo Leo                   |                    |                        | Netherland | 11/15/2025 |
| Barr Ziola                | Duncan             | V9L                    | Canada     | 11/15/2025 |
| Ken Sharp                 | Ladysmith          | V9G 1A6                | Canada     | 11/18/2025 |
| Karen Henry               | Victoria           | V8P 3P2                | Canada     | 11/22/2025 |
| Kiryn Quinn               | Victoria           | V8Z                    | Canada     | 11/22/2025 |
| Karen Wallace-Prince      | Victoria           | V8R 5X7                | Canada     | 11/23/2025 |
| Stephen Green             | Victoria           | V8Z                    | Canada     | 11/24/2025 |
| Johanne Whiteley          | Duncan             | V9L 6B4                | Canada     | 11/28/2025 |
| Dennis Dale               | Victoria           | V8N 4A1                | Canada     | 11/28/2025 |
| Linda Brown               | Victoria           | V9C4L5                 | Canada     | 11/29/2025 |
| Valerie Roberts           | Victoria           | V8N                    | Canada     | 11/29/2025 |
| Erik Piikkila             | Ladysmith          | V9G 1A9                | Canada     | 11/30/2025 |
| Michelle Nowzek           | Duncan             | V9L6R5                 | Canada     | 12/2/2025  |
| Amber Johnston            | Shawnigan Lake     | V8H                    | Canada     | 12/2/2025  |
| Vicky Radley              | Duncan             | V9L                    | Canada     | 12/2/2025  |
| Sue Gavaghan              | Duncan             | V9L                    | Canada     | 12/2/2025  |
| Karen Hankins             | Duncan             | V9L                    | Canada     | 12/2/2025  |
| Margot Allen              | Ladysmith          | V9G                    | Canada     | 12/2/2025  |
| Cherie Nicholas           | Duncan             | V9L                    | Canada     | 12/2/2025  |
| Marla Hayden              | North Cowichan     | V9L 5E8                | Canada     | 12/2/2025  |
| Mark Hayden               | North Cowichan     | V9L                    | Canada     | 12/2/2025  |
| Denice Ward               | Nanaimo            | V9T                    | Canada     | 12/2/2025  |
| Sylvia Taylor             | Victoria           | V8Z                    | Canada     | 12/3/2025  |
| Masood Abdul              | Victoria           | V9A                    | Canada     | 12/5/2025  |
| Keegan Harvey             | Nanaimo            | V9R                    | Canada     | 12/5/2025  |
| Jill Cook                 | Victoria           | V8N                    | Canada     | 12/5/2025  |
| Mike Quesnel              | Duncan             | V9L 6J8                | Canada     | 12/5/2025  |
| Jacqueline Kennedy        | Nanaimo            | V9T                    | Canada     | 12/5/2025  |
| Jackie Bergstrom          | Duncan             | V9L                    | Canada     | 12/5/2025  |

|                    |                    |         |        |           |
|--------------------|--------------------|---------|--------|-----------|
| Dustin Chamberlin  | Saltspring Island  | V8K 1B7 | Canada | 12/5/2025 |
| Riley Lundstrom    | North Cowichan     | V9L     | Canada | 12/5/2025 |
| Sarah Pappenberger | Lake Cowichan      | V0R 2G0 | Canada | 12/5/2025 |
| Lindsay Chetek     | Duncan             | V9L     | Canada | 12/5/2025 |
| Mark Mondigo       | Duncan             | V9L6W4  | Canada | 12/5/2025 |
| Barb Jansen        | Shawnigan Lake     | V8H     | Canada | 12/5/2025 |
| Alisa Mobey        | Duncan             | V9L     | Canada | 12/5/2025 |
| Hannah Thomson     | Surrey             | V3S     | Canada | 12/5/2025 |
| Raymond Little     | Duncan             | V9L     | Canada | 12/5/2025 |
| C Christian        | Lake cowichan      | V0R 2G0 | Canada | 12/5/2025 |
| Sara Rogers        | Victoria           | V9B 5Y9 | Canada | 12/5/2025 |
| pam kozdrowski     | Duncan             | V9L1G8  | Canada | 12/5/2025 |
| Mike Pace          | Woodbridge         | L4L     | Canada | 12/5/2025 |
| Shannyn Szekely    | Victoria           | V9A     | Canada | 12/5/2025 |
| Kathini Cameron    | Mill Bay           | V8H     | Canada | 12/5/2025 |
| Raylene Pace       | Mill Bay           | V8H 1A5 | Canada | 12/5/2025 |
| Christopher Turner | Duncan             | V9L3M4  | Canada | 12/5/2025 |
| Kirsten Robison    | Duncan             | V9L     | Canada | 12/5/2025 |
| Gena Hickey        | North Cowichan     | V9L 4A9 | Canada | 12/5/2025 |
| Sabina Oberoi      | Heritage Pointe    | T1S     | Canada | 12/5/2025 |
| Richard Robichaud  | Duncan             | V9L     | Canada | 12/5/2025 |
| Toivonen Brittney  | Duncan             | V9L     | Canada | 12/5/2025 |
| Terri Hoggan       | Victoria           | V8V     | Canada | 12/5/2025 |
| Colleen Colleen    | Duncan             | V9L     | Canada | 12/5/2025 |
| Paul Uren          | Parksville         | V9P     | Canada | 12/5/2025 |
| Steven Dresser     | Lake Country       | V4V1J9  | Canada | 12/5/2025 |
| Amber Rozon        | Victoria           | V9B     | Canada | 12/5/2025 |
| Lee Beck           | Nanaimo            | V9S     | Canada | 12/5/2025 |
| Tracey White       | Salt Spring Island | V8K1Y1  | Canada | 12/5/2025 |
| Keepy Johel        | Lake Cowichan      | V0r2g0  | Canada | 12/5/2025 |
| Natalie Morton     | Langley            | V2Y     | Canada | 12/5/2025 |
| Allister Sewell    | Duncan             | V9L     | Canada | 12/5/2025 |
| John Haynes        | Victoria           | V9B     | Canada | 12/5/2025 |
| Lorne Ross         | Maple Ridge        | V2W 1N8 | Canada | 12/5/2025 |
| Jamie Culshaw      | Nanaimo            | V9V     | Canada | 12/5/2025 |
| Monica Mitchell    | Chemainus          | V0R1K5  | Canada | 12/5/2025 |
| Destiny Wallis     | Calgary            | T3J 2M8 | Canada | 12/5/2025 |
| Lura McCallum      | Duncan             | V9L 5X8 | Canada | 12/5/2025 |
| Jason Green        | Victoria           | V9A5A1  | Canada | 12/5/2025 |
| Ivan Phan          | Cowichan Bay       | V0R1N1  | Canada | 12/5/2025 |
| Chad Vossen        | Coquitlam          | V3B     | Canada | 12/5/2025 |
| Lena Williams      | Duncan             | V9L1C4  | Canada | 12/5/2025 |
| ShanShan Gao       | Burnaby            | V5N 4V5 | Canada | 12/5/2025 |
| Paolo Sciarretta   | Parksville         | V9P     | Canada | 12/5/2025 |
| Yeonha Yoo         | Burnaby            | V5C 6R7 | Canada | 12/5/2025 |
| Maggie Campbell    | Union Bay          | V0R 3B0 | Canada | 12/5/2025 |

|                        |                  |                 |         |                   |            |
|------------------------|------------------|-----------------|---------|-------------------|------------|
| Kirsten Quesnel        | Duncan           |                 | V9L     | Canada            | 12/5/2025  |
| Jesse Robert-whiteside | Calgary          |                 | T2c     | Canada            | 12/5/2025  |
| Robert Furber          | Victoria         |                 | V8N 5X7 | Canada            | 12/5/2025  |
| Justin Raju            | Toronto          |                 | M5A     | Canada            | 12/5/2025  |
| Brandy Coles           | Victoria         |                 | V9B3P1  | Canada            | 12/5/2025  |
| Tracy Brandsma         | Nanaimo          |                 | V9t2m3  | Canada            | 12/6/2025  |
| Ken Gara               | Kitscoty         |                 | T0B2P0  | Canada            | 12/6/2025  |
| Chance Adams           | Duncan           |                 | V9L 0H8 | Canada            | 12/6/2025  |
| Shelley Harrison       | Duncan           |                 | V9L     | Canada            | 12/6/2025  |
| Erica Whiteside        | Fort Worth       | Texas           |         | 76244 United Stat | 12/6/2025  |
| Kayla Velthuis         | Victoria         |                 | V8N     | Canada            | 12/6/2025  |
| Jeff Mawbey            | Duncan           |                 | V9L 2M5 | Canada            | 12/6/2025  |
| Neuffer Kathy          | Lake Cowichan    |                 | V0R 2G0 | Canada            | 12/6/2025  |
| Tina Dean-Koncz        | Red Deer         |                 | T4N     | Canada            | 12/6/2025  |
| Holly Lalande          | Mill Bay         |                 | V8h 1a2 | Canada            | 12/6/2025  |
| Pat Durose             | Duncan           |                 | V9L5H9  | Canada            | 12/6/2025  |
| Pam Robb               | Duncan           |                 | V9L     | Canada            | 12/6/2025  |
| Nathan Walker          |                  |                 |         | Cambodia          | 12/6/2025  |
| Michelle Madill        | Sooke            | British Columbi | V9z 0K3 | Canada            | 12/6/2025  |
| Dale Taylor            | Cobble Hill      | B.C.            | V8H 0H2 | Canada            | 12/7/2025  |
| Dan McLean             | Nanaimo          |                 | V9T     | Canada            | 12/7/2025  |
| Kimberley Knight       | Duncan           |                 | V9L6H1  | Canada            | 12/7/2025  |
| Wendy Stokes           | Youbou           |                 | V0R 3E1 | Canada            | 12/7/2025  |
| Chris Millman          | Nanaimo          |                 | V9R7B3  | Canada            | 12/7/2025  |
| Karen Wallace          | Nanaimo          |                 | V9R     | Canada            | 12/7/2025  |
| Betsy Bakker           | Duncan           |                 | V9L     | Canada            | 12/7/2025  |
| Kerri Robin            | Youbou           |                 | V0R3E1  | Canada            | 12/7/2025  |
| Bruce Wapola           | Victoria         |                 | V8Z     | Canada            | 12/7/2025  |
| Kirsten Bertrand       | Lake Cowichan    |                 | V0r2g0  | Canada            | 12/8/2025  |
| Wendy Fetchko          | LAKE COWICHAN    |                 | V0R2G0  | Canada            | 12/8/2025  |
| Janis and Gordon Lee   | Victoria         |                 | V9B     | Canada            | 12/9/2025  |
| Koren Palmer           | Duncan           |                 | V9L     | Canada            | 12/9/2025  |
| Tanya Leibel           | Burns Lake       |                 | V0J     | Canada            | 12/9/2025  |
| Victoria Robinson      | Duncan           |                 | V9L     | Canada            | 12/9/2025  |
| Kevin Gamble           | Duncan           |                 | V9L     | Canada            | 12/9/2025  |
| Kristina Helene        | British Colombia |                 | v9a233  | Canada            | 12/9/2025  |
| Lindsey-Lea Mercer     | North Cowichan   |                 | V9L 0A2 | Canada            | 12/9/2025  |
| VR Hall                | Victoria         |                 | V9A     | Canada            | 12/9/2025  |
| DALE ZAPOTICHNY        | Nanaimo          |                 | V9t5n7  | Canada            | 12/9/2025  |
| Emily McQueen          | Duncan           |                 | V9L     | Canada            | 12/10/2025 |
| William Nelson         | Cobble Hill      |                 | V8H     | Canada            | 12/10/2025 |
| David Paterson         | Victoria         |                 | V8Z     | Canada            | 12/10/2025 |
| Trisha JONES           | Drayton Valley   |                 | T7A     | Canada            | 12/11/2025 |
| Lucius Craig           | Shawnigan Lake   |                 | V8H     | Canada            | 12/11/2025 |
| Gennifer Ryan          | Victoria         |                 | V8y 3e7 | Canada            | 12/12/2025 |
| Elizabeth Urbaniak     | Nanaimo          |                 | V9T     | Canada            | 12/12/2025 |

|                      |                |         |        |            |
|----------------------|----------------|---------|--------|------------|
| Frances Lefevre      | Victoria       | V9A 3X1 | Canada | 12/12/2025 |
| Carolanne Patton     | Nanaimo        | V9X 1C6 | Canada | 12/12/2025 |
| Anna Silvester       | Duncan         | V9L 6C2 | Canada | 12/13/2025 |
| Jack Holiday         | Duncan         | V9L3X9  | Canada | 12/13/2025 |
| Sandi Danshin        | Victoria       | V9B 6W5 | Canada | 12/13/2025 |
| Joshua frisbie       | Victoria       | V8T     | Canada | 12/13/2025 |
| Stuart Valerie       | Nanaimo        | V9T     | Canada | 12/13/2025 |
| Connie Hunter-Bremer | Ladysmith BC   | V9G 1A6 | Canada | 12/15/2025 |
| Jessica McAllan      | Duncan         | V9L     | Canada | 12/16/2025 |
| Jana Nagy            | Victoria       | V9B     | Canada | 12/16/2025 |
| Brad Blatchford      | Victoria       | V9C     | Canada | 12/16/2025 |
| Adrienne McKercher   | Langley        | v1m2k1  | Canada | 12/16/2025 |
| Bill W               | Crofton        | V0R1R0  | Canada | 12/16/2025 |
| Emilie Newcombe      | Duncan         | V9L     | Canada | 12/16/2025 |
| Nicole Kaspar        | Duncan         | V9L     | Canada | 12/16/2025 |
| michelle Combdon     | Duncan         | V9L     | Canada | 12/16/2025 |
| Adrienne Murdoch     | Sidney         | V8L     | Canada | 12/16/2025 |
| Robin Leahey         | Duncan         | V9L     | Canada | 12/16/2025 |
| Nichole Murray       | Vancouver      | V5Z     | Canada | 12/16/2025 |
| Ann Marie Fifield    | North Cowichan | V9L 5Z2 | Canada | 12/16/2025 |
| Sara Fletcher        | Calgary        | T2A     | Canada | 12/16/2025 |
| Chloe Materi         | Vancouver      | V5R     | Canada | 12/16/2025 |
| calin burrows        | Victoria       | V8R     | Canada | 12/16/2025 |
| Storm Morgan         | Victoria       | V8N 3G4 | Canada | 12/16/2025 |
| Sheena Davies        | Victoria       | V9B     | Canada | 12/16/2025 |
| MANOJ TANEJA         | Surrey         | V3W 5Y1 | Canada | 12/16/2025 |
| Lesley Brown         | Georgina       | L4p 3y8 | Canada | 12/16/2025 |
| Jennifer Adams       | Duncan         | V9L     | Canada | 12/16/2025 |
| Kerri Hewitt         | North Cowichan | V9L 3E2 | Canada | 12/16/2025 |
| Christina Parsons    | Sooke          | V9Z     | Canada | 12/16/2025 |
| Stephen Myhr         | Duncan         | V9L     | Canada | 12/16/2025 |
| Jolene Bull          | Duncan         | V9L     | Canada | 12/16/2025 |
| Katrina Casavant     | Duncan         | V9L     | Canada | 12/16/2025 |
| Danny Ford           | Duncan         | V9L3B9  | Canada | 12/16/2025 |
| Aja Aime-Havig       | Victoria       | V8R     | Canada | 12/16/2025 |
| Beverly Seip         | North Cowichan | V9L0J2  | Canada | 12/16/2025 |
| Kirby Schumacher     | Duncan         | V9L     | Canada | 12/16/2025 |
| deryke rosten        | Duncan         | V9L3G2  | Canada | 12/16/2025 |
| Rae Murphy           | Duncan         | V9L     | Canada | 12/16/2025 |
| Christy Raymond      | Duncan         | V9L5h5  | Canada | 12/16/2025 |
| Mitchell Peters      | Duncan         | V9L     | Canada | 12/16/2025 |
| Ashley Olender       | Duncan         | V9L 4Y4 | Canada | 12/17/2025 |
| Tracy Torok-Both     | Duncan         | V9L     | Canada | 12/17/2025 |
| Myles Morrison       | Ucluelet       | V0R 3A0 | Canada | 12/17/2025 |
| Helen Green          | Duncan         | V9L     | Canada | 12/17/2025 |
| Kirsten Wilkinson    | Duncan         | V9L     | Canada | 12/17/2025 |

|                       |                |          |                   |            |
|-----------------------|----------------|----------|-------------------|------------|
| Gerald Feist          | Rock creek BC  | V0H 1y0  | Canada            | 12/17/2025 |
| sonja milbury         | duncan         | v9l 5n4  | Canada            | 12/17/2025 |
| Erika Friese          | Duncan         | V9L      | Canada            | 12/17/2025 |
| Michael Karr          | Duncan         | V9L      | Canada            | 12/17/2025 |
| Kitty Hieland         | Duncan         | V9L      | Canada            | 12/17/2025 |
| Amy Levine            | Duncan         | V9L      | Canada            | 12/17/2025 |
| Randy McIlmoyle       | Duncan         | V9L5y2   | Canada            | 12/17/2025 |
| Arnie Hengstler       | Duncan         | V9L      | Canada            | 12/17/2025 |
| Jacqueline Hitchen    | Shawnigan Lake | V0R      | Canada            | 12/17/2025 |
| Megan Polack          |                |          | Canada            | 12/17/2025 |
| Shannon Porcher       | Duncan         | V9L      | Canada            | 12/17/2025 |
| Chris Anglin          | Victoria       | V8S      | Canada            | 12/17/2025 |
| Shelby Baslee         | Duncan         | V9L      | Canada            | 12/17/2025 |
| Veronica Tisdale      | Duncan         | V9L2R5   | Canada            | 12/17/2025 |
| Maria Karadimas       | Victoria       | V9B      | Canada            | 12/17/2025 |
| Clinton Kovacs        | Duncan         | V9L 6v3  | Canada            | 12/17/2025 |
| wally smith           | Chemainus      | V0R 1K5  | Canada            | 12/17/2025 |
| Heather Manners       | Duncan         | V9L      | Canada            | 12/17/2025 |
| Robert Spaidal        | Esquimalt BC   | V9A 4G3  | Canada            | 12/17/2025 |
| Jennifer Chan         | Vancouver      | V6E      | Canada            | 12/18/2025 |
| Anna Piccolo          | Duncan         | V9L      | Canada            | 12/18/2025 |
| Erin Anderson-Brown   | Duncan         | V9L 5V5  | Canada            | 12/18/2025 |
| Bonnie Valikoski      | Duncan         | V9L      | Canada            | 12/18/2025 |
| Kristen Holliday      | Cowichan Bay   | V0R      | Canada            | 12/18/2025 |
| Krista Derksen        | Cowichan Nay   | V0R 1N1  | Canada            | 12/19/2025 |
| Kayla Burnell         | Mill Bay       | V0r2P1   | Canada            | 12/19/2025 |
| Dallas Hieb           | Duncan         | V9L      | Canada            | 12/19/2025 |
| Patti Mckay           | Duncan         | V9L      | Canada            | 12/19/2025 |
| Barb Parks            | Duncan         | V9L 5N7  | Canada            | 12/19/2025 |
| Lani Vensel           | Lake Cowichan  | V0R 2G0  | Canada            | 12/19/2025 |
| Andrew LeFort         | Victoria       | V8T 1C4  | Canada            | 12/19/2025 |
| Sheridan Moreton-Judd | Victoria       | V8Z      | Canada            | 12/19/2025 |
| Randhir Samra         | Victiria, B C  | V8x 5M2, | Canada            | 12/19/2025 |
| Trevor Coverdale      | Victoria       | V9A 2B4  | Canada            | 12/19/2025 |
| Robert Lise           | Duncan         | V9L      | Canada            | 12/19/2025 |
| John Lawrence         | Victoria       | V8N      | Canada            | 12/19/2025 |
| Gerry Binab           | Victoria       | V8R      | Canada            | 12/20/2025 |
| David Mackay          | Nanaimo        | V9T      | Canada            | 12/20/2025 |
| Rebecca Page          | Duncan         | V9L 6B5  | Canada            | 12/20/2025 |
| Wendy Aird            | Nanoose Bay    | V9P 9J4  | Canada            | 12/20/2025 |
| Jodi Clemens          | Victoria       | V9B      | Canada            | 12/20/2025 |
| Rebecca Marklund      | Nanaimo        | V9R      | Canada            | 12/20/2025 |
| Kathryn Rabalais      | Katy           | Texas    | 77449 United Stat | 12/21/2025 |
| YU HUI LU             | Cobble Hill    | V0R1L3   | Canada            | 12/22/2025 |
| Jurgen Goering        | Nanaimo        | V9R 2G6  | Canada            | 12/23/2025 |
| Graham Barbour        | Victoria       | v9e 2a6  | Canada            | 12/23/2025 |

|                           |                  |         |          |            |
|---------------------------|------------------|---------|----------|------------|
| Elizabeth Borek           | Victoria         | V8N     | Canada   | 12/26/2025 |
| Alicia Gilmour            | Victoria         | V8R     | Canada   | 12/26/2025 |
| Robert Shannon            | Nanaimo          | V9R     | Canada   | 12/27/2025 |
| Colin Webster             | Nanaimo          | V9T     | Canada   | 12/27/2025 |
| Harold Henn               | Ladysmith        | V9G 1E3 | Canada   | 12/29/2025 |
| Marshall Scott            | Victoria         | V9B     | Canada   | 12/29/2025 |
| Lyndsay Olson             | Nanaimo          | V9R     | Canada   | 12/30/2025 |
| Barb Lambert              | Victoria         | v8n 3l3 | Canada   | 12/31/2025 |
| Tammy Adams               | Victoria         | V9C 4C7 | Canada   | 1/1/2026   |
| Terri-Anne Plante         | Nanaimo          | v9r4b6  | Canada   | 1/2/2026   |
| Katherine Miller          | Lantzville       | V0R2H0  | Canada   | 1/2/2026   |
| Lynda Stringer            |                  |         | Canada   | 1/2/2026   |
| Rob Sonier                | Victoria         | V8T 5C5 | Canada   | 1/2/2026   |
| Andrea Goodman            | British Columbia | V8K 1G9 | Canada   | 1/2/2026   |
| Carole Eyles              | Sidney           | V8L     | Canada   | 1/2/2026   |
| Marie Furman              | Victoria         | V8V     | Canada   | 1/3/2026   |
| Mandi Lesway              | Victoria         | L9T     | Canada   | 1/3/2026   |
| SANDRA GAULT              | Duncan           | V9L     | Canada   | 1/3/2026   |
| Richard Sanders           | Mill Bay         | V0R 2P4 | Canada   | 1/6/2026   |
| Michael Best              | Victoria         | V8R 4W3 | Canada   | 1/6/2026   |
| Richard Brown             | Duncan           | V9L     | Canada   | 1/9/2026   |
| Ron von Schilling         | Nanaimo          | V8N 3NR | Canada   | 1/9/2026   |
| Jeanette Pongratz-Doyle   | Nanaimo          | V9X1H3  | Canada   | 1/9/2026   |
| Jennifer Conway           | Victoria         | V8V1Y5  | Canada   | 1/10/2026  |
| Joy MacKinnon             | Duncan           | V9L     | Canada   | 1/10/2026  |
| Jennifer Trejo            | Lima             |         | Peru     | 1/11/2026  |
| Still Raid                | Ivanovo          |         | Russia   | 1/11/2026  |
| Nicholas Rubidge          | Victoria         | V8Z     | Canada   | 1/11/2026  |
| DelRae Olson              | Duncan           | V9L     | Canada   | 1/12/2026  |
| Joan Milne                | Crofton          | V0R1R0  | Canada   | 1/13/2026  |
| Julie Hinton              | Duncan           | V9L     | Canada   | 1/13/2026  |
| Olimpia Cisneros          | Victoria         | V8P     | Canada   | 1/13/2026  |
| Karla Silva               | Duncan           | V9L     | Canada   | 1/14/2026  |
| Morgan Battie             | Duncan           | V9L     | Canada   | 1/14/2026  |
| Julie Smart               | Duncan           | V9L     | Canada   | 1/14/2026  |
| Tami Doucette             | Duncan           | V9L 2k2 | Canada   | 1/14/2026  |
| Hannah Draper             | Duncan           | V9L     | Canada   | 1/14/2026  |
| Tammy Hutchinson          | Duncan, B.C.     | V9L 0B3 | Canada   | 1/14/2026  |
| Jeff Leggat               | Duncan           | V9L 5Z1 | Canada   | 1/14/2026  |
| Amanda Roy                | Langford         | V9B     | Canada   | 1/14/2026  |
| Danielle strom            | Victoria         | V9B     | Canada   | 1/14/2026  |
| jordan tucker             | Cobble Hill      | V8h0j6  | Canada   | 1/14/2026  |
| Katie Buck                | Ladysmith        | V9G 2B4 | Canada   | 1/14/2026  |
| Sepidehsadat Hasheminajaf | Victoria         | V9B     | Canada   | 1/14/2026  |
| Sheena Nolli              | Duncan           | V9L     | Canada   | 1/14/2026  |
| Abdemanaf Saifuddin       |                  |         | Pakistan | 1/14/2026  |

|                     |                |         |        |           |
|---------------------|----------------|---------|--------|-----------|
| Brianna Place       | Duncan         | V9L     | Canada | 1/14/2026 |
| Cathy Mailhot       | Duncan         | V9L     | Canada | 1/14/2026 |
| Loni Davidson       | Sylvan Lake    | T4S     | Canada | 1/14/2026 |
| Chris Jameson       | Duncan         | V9L     | Canada | 1/14/2026 |
| Michael Reddicopp   | Ladysmith      | V8V     | Canada | 1/14/2026 |
| Krista Brown        | Crofton        | V0R1R0  | Canada | 1/14/2026 |
| Lauren Short        | Cobble Hill    | V0R1L4  | Canada | 1/14/2026 |
| Alannah Davis       | Duncan         | V9L     | Canada | 1/14/2026 |
| Tanner Robertson    | Duncan         | V9L     | Canada | 1/14/2026 |
| Emma Rakimov        | Duncan         | V9L     | Canada | 1/14/2026 |
| Megan MacKenzie     | Duncan         | V9L     | Canada | 1/14/2026 |
| Roohie Tamasoki     | Coquitlam      | V3E 2Y6 | Canada | 1/14/2026 |
| Laura K             | Cobble hill    | V0R     | Canada | 1/14/2026 |
| Sheri Kolenberg     | Duncan         | V9L     | Canada | 1/14/2026 |
| Nadia Kelly         | Slave Lake     | T0G 2A0 | Canada | 1/14/2026 |
| Cara Sheppe         | North Cowichan | V9L6K4  | Canada | 1/14/2026 |
| Stephanie Mills     | Duncan         | V9L     | Canada | 1/14/2026 |
| Danielle LaRose     | Shawnigan Lake | V8H     | Canada | 1/14/2026 |
| Brian Ford          | North Cowichan | V9L     | Canada | 1/14/2026 |
| Mostafa Kamali      | Surrey         | V4C 0E2 | Canada | 1/14/2026 |
| Mahsa pakpour       | Surrey         | V3W     | Canada | 1/14/2026 |
| Jaela Rogers        | Victoria       | V9B     | Canada | 1/14/2026 |
| Georgia Hackett     | Duncan         | V9L6a6  | Canada | 1/14/2026 |
| Malva Schmidt       | Victoria       | V9A     | Canada | 1/14/2026 |
| Alyssa Vancoughnett | Duncan         | V9L     | Canada | 1/14/2026 |
| Keerstin Saville    | Victoria       | V0R 1R0 | Canada | 1/14/2026 |
| Allie Bell          | Toronto        | M4K     | Canada | 1/14/2026 |
| Julie Stevens       | Duncan         | V9L     | Canada | 1/14/2026 |
| Mollie Smith        | Vancouver      | V0R2G0  | Canada | 1/14/2026 |
| Katrina Casavant    | Crofton BC     | V0R1k5  | Canada | 1/14/2026 |
| Justine Bona Ector  | Nanaimo        | V9T     | Canada | 1/14/2026 |
| Brenda Kuttai       | Cobble Hill    | V8H 0A3 | Canada | 1/15/2026 |

# Zoning amendment Bylaw No. 4030 (2-6380 Lakes Rd)

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

Thu 1/15/2026 8:52 AM

To: Public Meetings <PublicMeetings@northcowichan.ca>;

**FIPPA s. 22 (1)**

[You don't often get email from [REDACTED] in why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

To Members of Council of North Cowichan

With regard to the above noted by-lay Amendment application, my husband Don and I are opposed to the Amendment.

We live at 6423 Tyler Place, Duncan, and would be directly affected by any noise or increased traffic/parking on Lakes Rd.

The proposed Weddings Event facility is in direct conflict with the surrounding neighbourhood, and walking trails.

We trust that this proposed Amendment is turned down.

Sincerely  
Judy and Don Holmes

# Zoning Amendment Bylaw No. 4030 (2-6380 Lakes Road)

Michelle Madro [REDACTED]

Thu 1/15/2026 8:48 AM

**FIPPA s. 22 (1)**

To: Public Meetings <PublicMeetings@northcowichan.ca>;

**FIPPA s. 22 (1)**

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## Concerns Regarding Oak & Vine Rezoning Application (Bylaw No. 4030)

Dear Mayor and Council,

I am writing to oppose Zoning Amendment Bylaw No. 4030 for the Oak & Vine property at 2-6380 Lakes Road.

Much has been made of the potential economic benefits of this proposal, but it is unclear how these benefits have been measured or verified, or whether they justify the long-term impacts on surrounding residents. The disruption caused by increased traffic, noise, and frequent events will be felt daily by neighbours who did not choose to live next to a commercial venue.

The traffic assessment acknowledges added safety issues on Lakes Road, yet there appears to be an expectation that improvements could be addressed later, potentially at public expense. This approach places convenience and economic speculation ahead of public safety.

I am also deeply concerned by the lack of enforceable protections. A voluntary Good Neighbour Agreement is not an adequate substitute for clear zoning controls, especially when the venue would be exempt from the noise bylaw. A permanent rezoning should not rely on goodwill alone.

This proposal asks nearby residents to absorb permanent changes to their neighbourhood for benefits that appear limited and uncertain. I do not believe this is appropriate or fair.

Sincerely,

Don & Michelle Madro  
6581 Genoa Bay Road  
Duncan, BC

V9L 5Y3

Sent from my iPhone

**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#)  
**Subject:** "Zoning Amendment Bylaw No. 4030 (2-6380 Lakes Road)  
**Date:** Thursday, January 15, 2026 10:10:25 AM  
**Attachments:** [Oak Vine Opposition Letter.pdf](#)

---

**FIPPA s. 22 (1)**

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Please find attached a letter of my opposition the the Zoning Amendment Bylaw No. 4030 (2-6380 Lakes Road)

Regards  
Robert Blanchard, P.Eng. LEED AP  
1276 Mckenzie Dr.  
North Cowichan

Formal Opposition to Zoning Amendment Bylaw No. 4030 – 2-6380 Lakes Road

To Mayor and Members of Council,

Please consider this letter as my expression of opposition to the Zoning Amendment Bylaw No. 4030 related to the Oak & Vine proposal on Lakes Road.

I have many concerns about the change in zoning to allow an event venue in a residential area; the first is the increased traffic, noise, and activity levels it would bring to the area. I frequently cycle along Lakes Road, and it concerns me that a venue where alcohol is served would increase the risk of impaired drivers in the residential area and on the popular cycling route. A left turn lane would only marginally mitigate traffic risk and if the Municipality chooses that option then the cost should be borne entirely by the owner and not the taxpayers.

Based on information available from these hearings and from local neighbors, the owners of this property have a documented history of contravening building permit and TPU use requirements and ignoring direction provided by Municipal staff. When such blatant breaches have already been exhibited, there is no way to expect that the owners would comply with an unenforceable “Good Neighbor Agreement” and they will continue to push the boundaries of any occupancy permits they receive.

I have been in the housing development industry in North Cowichan for many years and it seems like the people who try to follow the permitting regulations to the letter are held to higher accountability than people who skirt the system and then ask for forgiveness if they get caught. This is precedent that the North Cowichan is encouraging and it is disturbing that any councilor is in favor of granting the application to owners that are known for non-compliance.

I urge Council to reject this application.

Sincerely,

Robert Blanchard, P.Eng.

1276 McKenzie Drive  
North Cowichan

**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#)  
**Subject:** Oak and Vine Wedding Venue  
**Date:** Thursday, January 15, 2026 1:31:40 PM

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**FIPPA s. 22 (1)**

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

To Whom it May Concern

I am writing in support of the proposed wedding venue on Lakes Rd in North Cowichan. The owners of the property have gone above and beyond to appease the neighbourhood and the municipality of any concerns. They have invited consultation and had an open door for anyone to come and view and openly discuss any opposition to the proposed venue. I applaud their vision and dedication to their project and their transparency of the process. It is a beautiful property and it is exciting to have this business available in my neighbourhood. I am in full support of this venue.

Sincerely,

Lori Wright

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

Sent from my iPhone

**From:** [Andrea Hainrich](#)  
**To:** [Public Meetings](#)  
**Subject:** FW: Zoning Amendment – Oak & Vine Estate, 6380 Lakes Road)  
**Date:** Thursday, January 15, 2026 1:43:55 PM  
**Attachments:** [northcowichan.cropped\\_a2a89ab5-6b92-4b22-90d7-e12c8e89e211.jpg](#)  
[facebook\\_32x32\\_0aab4201-ca9c-4b33-ba67-e37ca69df0ad.png](#)  
[instagram\\_32x32\\_99fdf77c-075c-4538-8731-c9944946bf37.png](#)  
[linkedin\\_32x32\\_8e72e524-9b29-4c9f-bfdc-61ee9402bc90.png](#)

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See email to Council below.

**Andrea Hainrich**

Deputy Corporate Officer

Legislative Services

T: [250-746-3172](tel:250-746-3172)

E: [Andrea.Hainrich@northcowichan.ca](mailto:Andrea.Hainrich@northcowichan.ca)

NorthCowichan.cropped.jpg



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North Cowichan, BC V9L 6A1 | Canada

[www.northcowichan.ca](http://www.northcowichan.ca)



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**From:** Margo Young <[REDACTED]> **FIPPA s. 22 (1)**  
**Sent:** Thursday, January 15, 2026 12:53 PM  
**To:** Council <council@northcowichan.ca>  
**Cc:** Rob Douglas <rob.douglas@northcowichan.ca>  
**Subject:** Zoning Amendment – Oak & Vine Estate, 6380 Lakes Road)

**FIPPA s. 22 (1)**

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**Mayor and Council**

District of North Cowichan  
7030 Trans-Canada Highway  
Duncan, BC

**Re: Zoning Amendment Application – 6380-2 Lakes Road (Oak & Vine Estate)**

Dear Mayor and Council,

I am aware that the application seeks approval for **a limited number of small, well managed events per year**, and I understand that these events would be subject to specific conditions related to **noise, timing, parking, and overall operations**.

I believe the owners have demonstrated a **thoughtful and respectful approach** to the property and

the surrounding community. The site is well maintained, and I am confident that the proposed conditions will adequately address potential impacts and create a positive i force to the economy through much needed Agri-tourism.

I also understand that the existing A2 zoning already permits a range of uses that could generate equal or greater impacts, and I feel that this proposal represents a **reasonable and balanced use of the property**.

**Further and most importantly, this property has never had a complaint with any of the previous events.**

For these reasons, I support the zoning amendment and respectfully encourage Council to approve the application.

Thank you for your time and consideration.

Sincerely,

Margo Young  
6247 Churchill Road  
Duncan, BC  
V9I 5N7

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

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**From:** [Andrea Hainrich](#)  
**To:** [Public Meetings](#)  
**Subject:** FW: Zoning Amendment - Oak & Vine Estate, 6380 Lakes Road)  
**Date:** Thursday, January 15, 2026 1:44:06 PM  
**Attachments:** [northcowichan.cropped\\_a2a89ab5-6b92-4b22-90d7-e12c8e89e211.jpg](#)  
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[linkedin\\_32x32\\_8e72e524-9b29-4c9f-bfdc-61ee9402bc90.png](#)

---

See email to Council below.

**Andrea Hainrich**

Deputy Corporate Officer

Legislative Services

T: [250-746-3172](tel:250-746-3172)

E: [Andrea.Hainrich@northcowichan.ca](mailto:Andrea.Hainrich@northcowichan.ca)

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

**Sent:** Thursday, January 15, 2026 12:52 PM

**To:** Council <council@northcowichan.ca>

**Cc:** Rob Douglas <rob.douglas@northcowichan.ca>

**Subject:** Zoning Amendment - Oak & Vine Estate, 6380 Lakes Road)

**FIPPA s. 22 (1)**

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**Mayor and Council**

District of North Cowichan

7030 Trans-Canada Highway

Duncan, BC

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Dear Mayor and Council,

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I also understand that the existing A2 zoning already permits a range of uses that could generate equal or greater impacts, and I feel that this proposal represents a **reasonable and balanced use of the property**.

**Further and most importantly, this property has never had a complaint with any of the previous events.**

For these reasons, I support the zoning amendment and respectfully encourage Council to approve the application.

Thank you for your time and consideration.

Sincerely,

Randy Young  
6247 Churchill Road  
Duncan, BC  
V9I 5N7

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

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**From:** [Tricia Mayea](#)  
**To:** [Public Meetings](#)  
**Subject:** FW: Updated Petition for Zoning Amendment 4030 (Oak & Vine)  
**Date:** Friday, January 16, 2026 7:58:09 AM  
**Attachments:** [northcowichan.cropped\\_a2a89ab5-6b92-4b22-90d7-e12c8e89e211.jpg](#)  
[facebook\\_32x32\\_0aab4201-ca9c-4b33-ba67-e37ca69df0ad.png](#)  
[instagram\\_32x32\\_99fdf77c-075c-4538-8731-c9944946bf37.png](#)  
[linkedin\\_32x32\\_8e72e524-9b29-4c9f-bfdc-61ee9402bc90.png](#)  
[20260115\\_Petition Map\\_O&V.pdf](#)

**FIPPA s. 22 (1)**

**Tricia Mayea** CMC  
Manager, Legislative Services | Corporate Officer  
Legislative Services  
T: [250-746-3125](tel:250-746-3125)  
E: [tricia.mayea@northcowichan.ca](mailto:tricia.mayea@northcowichan.ca)



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**From:** Carreen Unguran <[\[REDACTED\]](#)> **FIPPA s. 22 (1)**  
**Sent:** Friday, January 16, 2026 7:46 AM  
**To:** Tricia Mayea <[tricia.mayea@northcowichan.ca](mailto:tricia.mayea@northcowichan.ca)>  
**Subject:** Updated Petition for Zoning Amendment 4030 (Oak & Vine)

Hi Tricia,

I am emailing to submit an updated petition and a map in advance of the public hearing for the zoning amendment. There are 2 additional signatures at another address.

We have included all the addresses and signatures and understand the disclosure requirements.

Thank you,  
Carreen Unguran

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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2  
 Petition opposing Permanent Zoning Amendment proposed for 2-6380  
 Lakes Road

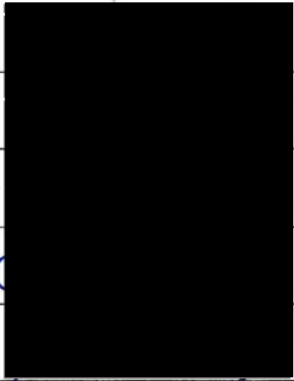

To: Mayor and Council of the Municipality of North Cowichan

We, the undersigned, petition Mayor and Council of the Municipality of North Cowichan:

**To deny the application for a permanent zoning amendment at 2-6380  
 Lakes Road (ZB000272) that would allow its use as an event venue in the  
 middle of a rural residential neighbourhood.**

By signing this petition, I hereby acknowledge that this petition will become a public document at the Municipality of North Cowichan, that all information contained within it will be subject to the scrutiny of the Municipality, will be publicly available, and will be retained in accordance with Records Management Bylaw No. 3491.

Questions about the collection and disclosure of personal information contained within this petition should be directed to [FOI@northcowichan.ca](mailto:FOI@northcowichan.ca) or by phone (Information and Privacy Coordinator) at 250.746.3100.

| Name (printed)  | Address (printed)   | Date         | Signature  |
|---|---------------------|--------------|--|
| Harjit Sandhu   | 6350 Woodland Dr    | Oct 30, 2025 |  |
| JAMES WILKERSON   | 2271 WOODLAND DRIVE | NOV 03 2025  |  |
|  | 2769 WOODLAND DR    | NOV 3 / 2025 |  |
| <b>FIPPA s. 22 (1)</b><br>CHANDRA LINGUKAN  | 6392 LAKES RD.      | NOV 30 / 25  |  |
| Jamie Penney  | 6392 Lakes Rd       | Nov 30/2025  |  |
|   |                     |              | <b>FIPPA s. 22 (1)</b>   |
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2  
 Petition opposing Permanent Zoning Amendment proposed for 2-6380  
 Lakes Road


To: Mayor and Council of the Municipality of North Cowichan

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| Name (printed)         | Address (printed)         | Date           | Signature  |
|------------------------|---------------------------|----------------|--|
| MICHAEL HANSON         | 2272 WOODLAND PLACE       | OCT 28, 2025   |  |
| ALLAN EFFORD           | 6353 WOODLAND DR          | OCT. 28 2025   |  |
| ANDREW BOUDREAU        | 2265 WOODLAND DR          | OCT. 28 2025   |  |
| Kanya Boudreau         | 2265 Woodland Dr          | OCT 28 2025    |  |
| KAREN DODS             | 2276 Woodland Pl.         | Oct 28 / 2025  |  |
| BRIAN DODS             | 2276 WOODLAND PL.         | Oct 28 / 2025  |  |
| PATRICK BROWNE         | 2261 WOODLAND DR.         | OCT 28 / 2025  |  |
| PETER CALLIGAN         | 4367 WOODLAND DR.         | Oct 29 / 2025  |  |
| Susan (Susi) Jorgensen | 6367 Woodland Dr.         | Oct 29 / 2025  |  |
| Sydney Mills           | 2262 Woodland Pl.         | Oct. 30 / 2025 |  |
| Milan Chang            | 2262 Woodland Place       | Oct 30 2025    |  |
| Gurninder Sandhu       | 6350 Woodlands Duncan IBC | Oct 30, 2025   |  |
| Parkash Sandhu         | 6350 Woodland Dr          | Oct 30, 2025   |  |

**FIPPA s. 22 (1)**

Petition opposing Permanent Zoning Amendment proposed for 2-6380 Lakes Road


To: Mayor and Council of the Municipality of North Cowichan

We, the undersigned, petition Mayor and Council of the Municipality of North Cowichan:

**To deny the application for a permanent zoning amendment at 2-6380 Lakes Road (ZB000272) that would allow its use as an event venue in the middle of a rural residential neighbourhood.**

By signing this petition, I hereby acknowledge that this petition will become a public document at the Municipality of North Cowichan, that all information contained within it will be subject to the scrutiny of the Municipality, will be publicly available, and will be retained in accordance with Records Management Bylaw No. 3491.

Questions about the collection and disclosure of personal information contained within this petition should be directed to [FOI@northcowichan.ca](mailto:FOI@northcowichan.ca) or by phone (Information and Privacy Coordinator) at 250.746.3100.

| Name (printed)     | Address (printed)        | Date          | S  |  |
|--------------------|--------------------------|---------------|--|--|
| JAN MALHERBE       | 6387 LAKES RD<br>V9L 5V6 | 6 Nov 2025    |  |  |
| Esmé Malherbe      | 6387 Lakes Rd            | 10 Nov 2025   |  |  |
| PER DAHLSTRÖM      | 6421 STANHERB            | 17 NOV 2025   |  |  |
| Rick Taylor        | 6325 Lakes Rd.           | Nov 17, 2025  |  |  |
| Susan Johnston     | 6325 Lakes Rd.           | Nov. 17, 2025 |  |  |
| Jean-Louw Malherbe | 6387 Lakes Rd            | Nov. 22 2025  |  |  |
| AND LOGIE          | 6361 WICKS RD            | JAN 4/2026    |  |  |
| BOB LOGIE          | 6361 WICK RD             | JAN 04/26     |  |  |
|                    |                          |               |  |  |
|                    |                          |               |  |  |
|                    |                          |               |  |  |
|                    |                          |               |  |  |
|                    |                          |               |  |  |
|                    |                          |               |  |  |

**FIPPA s. 22 (1)**

8

Petition opposing Permanent Zoning Amendment proposed for 2-6380  
Lakes Road

To: Mayor and Council of the Municipality of North Cowichan

We, the undersigned, petition Mayor and Council of the Municipality of North Cowichan:

**To deny the application for a permanent zoning amendment at 2-6380  
Lakes Road (ZB000272) that would allow its use as an event venue in the  
middle of a rural residential neighbourhood.**

By signing this petition, I hereby acknowledge that this petition will become a public document at the Municipality of North Cowichan, that all information contained within it will be subject to the scrutiny of the Municipality, will be publicly available, and will be retained in accordance with Records Management Bylaw No. 3491.

Questions about the collection and disclosure of personal information contained within this petition should be directed to [FOI@northcowichan.ca](mailto:FOI@northcowichan.ca) or by phone (Information and Privacy Coordinator) at 250.746.3100.

| Name (printed)                      | Address (printed) | Date         | Signature         |
|-------------------------------------|-------------------|--------------|-------------------|
| Carreen Unguran                     | 6392 Lakes Rd     | Oct 26, 2025 | [Redacted]        |
| ERIN BROWNLEE                       | 2261 Woodland Dr  | Oct 26/2025  | [Redacted]        |
| JUDY HOLMES                         | 6423 Tyler Pl     | Oct 26/2025  | [Redacted]        |
| DON HOLMES                          | " "               | " "          | [Redacted]        |
| M Chapman                           | 6447 Tyler        | Oct 26/2025  | [Redacted]        |
| J Chapman                           | " "               | " "          | [Redacted]        |
| Suzanne Thur                        | 6433 Tyler Pl     | Oct 26 '25   | [Redacted]        |
| [Redacted]                          | " "               | " "          | BRIAN PORTER      |
| <b>FIPPA s. 22 (1)</b><br>D Forsley | 6451 Tyler Pl     | Oct. 26 '25  | [Redacted]        |
| J Coole                             | 2269 Woodland     | " "          | [Redacted]        |
| Maria Wilkerson                     | [Redacted]        | OCT. 27/25   | 2271 WOODLAND DR  |
| DENNIS SCHNEIDER                    | [Redacted]        | Oct 27/      | 2258 WOODLAND PL. |
| BRENDA SCHNEIDER                    | [Redacted]        | Oct 27/25    | 2258 WOODLAND PL. |

Petitioner: Name: Carreen Unguran  
Email: [carreenu@gmail.com](mailto:carreenu@gmail.com)  
Phone: 403-519-9190

**FIPPA s. 22 (1)**

**FIPPA s. 22 (1)**  
TOTALS: 39 Local signatories  
0 Non-local

# Properties in Opposition



## Legend

### Boundaries and Place Names

North Cowichan Boundary



### Property Information

Foreshore Lots



Strata Parcels

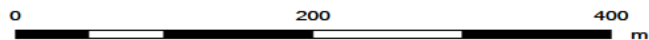


Parcels



### Transportation

Road Names



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

## Notes

As of January 15, 2026

**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#)  
**Cc:** [REDACTED] **FIPPA s. 22 (1)**  
**Subject:** 6380 -2 Lakes rd  
**Date:** Friday, January 16, 2026 9:05:22 AM  
**Attachments:** [Westlake Letter.pdf](#)

---

**FIPPA s. 22 (1)**

You don't often get email from [REDACTED] [Learn why this is important](#)

Sent from my iPhone



# Pacific Plumbing Heating & Refrigeration

6820 Kensington Road, Duncan, BC V9L 5W3

Phone: 250-746-5259

Email: [pacificplumbing@shaw.ca](mailto:pacificplumbing@shaw.ca)

District of North Cowichan  
7030 TransCanada Highway  
North Cowichan, BC V9L 6A1

**Attention: Mayor and Council**

**RE: Zoning Amendment Application – 6380 – 2 Lakes Road (Oak and Vine Estate)**

I am writing to offer my endorsement of the venue on Lakes Road.

Randy Westlake is a resident of the Cowichan Valley desperately trying to get a business up and running and is getting stone-walled. With the local economy struggling and some businesses not interested in starting up in our valley, it is time for North Cowichan to welcome businesses.

Randy represents a very small percentage of people willing to go through the hoops to achieve the goal of offering a business (venue) to the community, which I believe makes it a better place. The wedding venue is beautifully maintained, adding to the beauty of the neighbourhood which all the public can enjoy. Allowing this wedding venue creates positive spin-off opportunities for other local businesses, including hotels, restaurants, caterers, photographers and ultimately additional dollars spent in the community.

To this I say give him the opportunity to proceed.

Sincerely,

Kevin Wright  
6820 Kensington Rd  
North Cowichan, BC  
250-746-5259  
[Pacific.plumbing@shaw.ca](mailto:Pacific.plumbing@shaw.ca)

**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#)  
**Subject:** Zoning Amendment – Oak & Vine Estate, 6380 Lakes Road  
**Date:** Friday, January 16, 2026 11:02:48 AM

**FIPPA s. 22 (1)**

You don't often get email from [REDACTED] [Learn why this is important](#)

**Re: Zoning Amendment Application – 6380-2 Lakes Road (Oak & Vine Estate)**

Dear Mayor and Council,

I am writing to express my support for the Zoning amendment at 6380-2 Lakes road.

I am aware that the application seeks approval for a **limited number of small, well managed events per year**, and I understand that these events would be subject to specific conditions related to **noise, timing, parking, and overall operations**.

I believe the owners have demonstrated a **thoughtful and respectful approach** to the property and the surrounding community. The site is well maintained, and I am confident that the proposed conditions will adequately address potential impacts and create a positive i force to the economy through much needed Agri-tourism.

I also understand that the existing A2 zoning already permits a range of uses that could generate equal or greater impacts, and I feel that this proposal represents a **reasonable and balanced use of the property**.

I live on Woodland Dr, in close proximity to the proposed venue (approx 400m as the crow flies). This venue in no way affects my life, my family or my ability to use and enjoy my property.

For these reasons, I support the zoning amendment and respectfully encourage Council to approve the application.

Thank you for your time and consideration.

Sincerely,

**Tyler Ralfs**  
**6346 Woodland Dr, Duncan BC V9L5V6**

**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#)  
**Subject:** Zoning Amendment Bylaw No. 4030 (2-6380 Lakes Road)  
**Date:** Friday, January 16, 2026 9:37:25 AM

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**FIPPA s. 22 (1)**

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Dear Mayor and Members of Council,

We are writing to respectfully express our opposition to Zoning Amendment Bylaw No. 4030 (2-6380 Lakes Road).

We reside across Lake Quamichan on Westlock Road and have firsthand experience with noise impacts associated with events previously held at this property. Based on that experience, we are concerned that permitting this site to operate as an event venue would have significant and far-reaching impacts on the surrounding residential community.

As Council is aware, sound travels exceptionally well over water. As a result, noise generated from events at this location would not be confined to immediately adjacent properties, but would affect residents living throughout the lake area. This is particularly concerning given that events would likely occur during summer evenings and weekends, when residents most rely on the quiet enjoyment of their homes and outdoor spaces.

Our concerns include the following:

- **Community-wide noise impacts:** Due to the lake's acoustics, noise would be experienced by a large number of residents, not only those directly bordering the subject property.
- **Environmental considerations:** The riparian areas surrounding Lake Quamichan provide important habitat for waterfowl and wildlife. Increased noise and activity are likely to disrupt these species, as we have observed during past events such as fireworks and large gatherings.
- **Incompatibility with residential zoning:** This area is clearly residential in character. Introducing a commercial entertainment use is inconsistent with the established neighborhood and raises concerns related to noise, traffic, and parking.
- **Precedent and fairness:** Rezoning a single property to allow an event venue would be unfair to existing residents who purchased homes with the reasonable expectation that the neighborhood would remain quiet and residential. Operating an entertainment venue is fundamentally different in scale and impact from a small vineyard or hobby farm.
- **Impact on livability and property values:** Regular events would negatively affect residents' ability to enjoy their properties and may deter future buyers, potentially impacting property values throughout the area.

We respectfully request that Council carefully consider these community, environmental, and livability concerns before making a decision on this zoning amendment. We believe that maintaining the residential character of the Lake Quamichan area is in the best long-term interest of residents and the municipality as a whole.

Thank you for your time and consideration.

Sincerely, Yvonne and Neal Boxrud

**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#)  
**Subject:** Zoning Amendment Bylaw No. 4030 ( 2-6380 Lakes Road)  
**Date:** Friday, January 16, 2026 1:12:10 PM  
**Attachments:** [Outlook-cid\\_image0](#)  
[Oak and Vine Public Hearing.docx](#)

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Please find my attached submission opposing this amendment.

Andrew Boudreau



Global Christmas Light Champion  
Solution Engineer  
Data & AI

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



Andrew Boudreau  
2265 Woodland Drive  
Duncan BC V9L 5V6

Mayor and Council

**Re: Proposed Zoning Amendment Bylaw No. 4030 ( 2-6380 Lakes Road, Duncan, BC)**

My current residence is approximately 180 meters from the proposed zoning amendment, and I am writing to formally oppose the proposed zoning amendment that would allow permanent weddings and commercial events at 2-6380 Lakes Road.

I am not opposed to small businesses, farming, or responsible entrepreneurship. I chose to live on a rural residential road because it is quiet, scenic, and outside the urban boundary. My objection is not ideological—it is practical. This proposal would permanently change the character of our neighbourhood and create ongoing impacts that are inconsistent with how Lakes Road is designated and how this area has been planned to function.

**1. This Is the Wrong Location for a Permanent Event Venue**

The subject property is designated **Rural Residential** in the Official Community Plan and is zoned **A2**, which deliberately excludes commercial assembly uses like weddings and large events. Lakes Road is also identified as a **Class 2A Scenic Road**, with clear intent from Council to preserve rural character and avoid urban-style development, congestion, and noise.

A wedding venue—even one limited on paper to 10 events per year—is not a minor or neighbourhood-scale activity. These events bring:

- Large surges of traffic on a narrow, scenic road
- Noise, amplified sound, and late-night activity
- Delivery vehicles, vendors, and staff
- Lighting, parking areas, and event infrastructure

This is fundamentally different from rural residential living, hobby farming, or home-based businesses. Approving this rezoning would permanently insert a destination-style commercial use into a place where it does not belong.

**2. Temporary Use Was Promised—Now It's Being Made Permanent**

Neighbours and Council were originally told that weddings on this property were **temporary** and would be closely monitored through Temporary Use Permits (TUPs). Those permits were supposed to help evaluate whether the use was appropriate long-term.

Instead, infrastructure has steadily expanded, and the applicant now seeks permanent rezoning—despite the fact that previous temporary approvals were ended with clear warnings from staff about non-compliance and neighbourhood impacts.

If temporary use permits are meant to test feasibility, this situation demonstrates exactly why permanence should *not* be granted yet—if ever.

If Council believes more assessment is required, the appropriate step is another **Temporary Use Permit**, not an irreversible rezoning.

### **3. History of Non-Compliance Raises Real Concerns**

There is a well-documented history of bylaw and permit issues on this property, including:

- Unpermitted suites
- Breaches of previous temporary use permits
- Building permit violations
- A Christmas event in 2025 that led to complaints and investigation
- New buildings being promoted online as “lounges” despite lacking proper occupancy permits

This is not a question of punishing past behaviour. It is about trust and predictability. Permanent zoning assumes that future conditions will be respected. Based on past experience, many neighbours do not have confidence that limits on attendance, timing, use of buildings, or sound will be reliably followed or enforced.

### **4. The Staff Report Contains Important Errors and Omissions**

The most recent staff report contains several statements that do not align with publicly available information:

- A newly constructed building is described as agricultural storage and personal vehicle parking, yet it has been publicly advertised by the owner as a lounge and event space.
- The report suggests weddings occur mainly on a single day, while the venue’s own website sells weekend-long packages.

- The report suggests Council can easily remove the zoning later if required, which understates how difficult and contentious down-zoning would be once permanent rights are granted.

These inaccuracies matter because Council relies on staff reports to make informed decisions. Key facts about impacts, use intensity, and enforcement risks should be fully and transparently addressed before any permanent change is approved.

### **5. Agricultural Justifications Do Not Match What Is Happening on the Ground**

Although the property is not in the Agricultural Land Reserve, agricultural language has been used to justify the proposal by analogy. However:

- Grape vines have already been removed to create parking and event infrastructure
- Land that could be farmed is now devoted to guests, vehicles, and buildings
- The core business activity is no longer agriculture—it is hosting events

A wedding venue is not an accessory farm use. It is a commercial assembly use that shifts the primary purpose of the land away from farming and rural living. Allowing this transformation sets a troubling precedent for other rural properties in North Cowichan.

### **6. Enforcement Tools Are Weak or Missing**

The proposed approach relies heavily on goodwill and a “Good Neighbour Agreement,” which is not enforceable. Experience in this neighbourhood suggests that enforceable conditions—not voluntary promises—are necessary.

If Council proceeds despite these concerns, any approval should include:

- Clear, enforceable limits on events, hours, and attendance
- Events defined as a maximum of **24 hours each**
- A requirement that the venue owner—not guests—hold liquor licenses
- Auditing and reporting requirements to verify compliance
- A restrictive covenant registered on title to prevent expansion without further approval

Without these mechanisms, neighbours will bear the burden of monitoring and complaining—an unfair and exhausting position for residents simply trying to enjoy their homes.

### **7. A Permanent Rezoning Is Premature and Unjustified**

This proposal represents a major shift away from the planning framework Council has spent years developing. It trades long-term rural protection for short-term accommodation of a single property's commercial activity.

Once zoning is granted, it is effectively permanent. The impacts, however, would be felt every year—by neighbours who cannot “opt out” of traffic, noise, or disruption.

### **8. What I Am Asking Council to Do**

I respectfully request that Council:

1. **Refuse the rezoning application** as inconsistent with Rural Residential land use and the intent of Lakes Road's scenic designation; or
2. **Require continued use of a Temporary Use Permit** to allow further assessment; or
3. **Substantially amend the proposal** to include strict, enforceable limits and legal protections for neighbours. Amend the proposed definition wording of “commercial assembly use” to mean the rental of land, buildings and structures for the gathering of persons for weddings and other events, where the establishment is licensed by the Province of British Columbia.

### **Conclusion**

This is not about opposing weddings or small businesses. It is about fairness, planning integrity, and protecting the quiet rural environment that drew residents to this area in the first place.

Approving this rezoning would permanently change our neighbourhood and weaken the meaning of Rural Residential zoning across North Cowichan. I urge Council to think carefully about the long-term consequences and to place the broader community interest ahead of a single site-specific exception.

Thank you for your time and consideration.

Andrew Boudreau

**From:** [Kira Prendergast](#)  
**To:** [Public Meetings](#)  
**Cc:** [Carly Haynes](#)  
**Subject:** Zoning Amendment Bylaw No. 4030, 2025, 2-6380 Lakes Road, Duncan, BC, Zoning Amendment Application ZB000272  
**Date:** Friday, January 16, 2026 9:59:48 AM  
**Attachments:** [image001.png](#)  
[Submission to MNC - Public Hearing- Jan 21 .pdf](#)

---

You don't often get email from kira@coxtaylor.ca. [Learn why this is important](#)

Good Morning,

Please find enclosed correspondence from Ms. Haynes.

Please acknowledge receipt by way of return email to me.

Thank you.

Yours truly,

Kira Prendergast

Legal Assistant to Carly Haynes, John Alexander & Alexandre Mouret

COX TAYLOR, 26 Bastion Square, Third Floor – Burnes House, Victoria, B.C. V8W 1H9

T: 250.388.4457 Ext: 4226 F: 250.382.4236 E: [kira@coxtaylor.ca](mailto:kira@coxtaylor.ca) W: [www.coxtaylor.ca](http://www.coxtaylor.ca)



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January 16, 2026

by email: [PublicMeetings@northcowichan.ca](mailto:PublicMeetings@northcowichan.ca).

**Municipality of North Cowichan**  
7030 Trans-Canada Highway  
North Cowichan BC  
V9L 6A1

**WRITTEN SUBMISSION FOR PUBLIC HEARING JANUARY 21, 2025**

**Re: Zoning Amendment Bylaw No. 4030, 2025 (the “Proposed Bylaw”)  
#2-6380 Lakes Road, Duncan BC (the “Subject Property”)  
Zoning Amendment Application ZB000272 (the “Application”)**

---

**I. INTRODUCTION**

Cox Taylor is counsel to Carreen Unguran and Jamie Penney, registered owners of 6392 Lakes Road, Duncan B.C., V9L 5V6. This submission is made on behalf of Ms. Unguran and Mr. Penney, in opposition to the Application and Proposed Bylaw 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 on the Subject Property.

The Proposed Bylaw seeks to permanently authorize a commercial assembly use within a Rural Residential designation and A2 zoning designation that deliberately excludes such uses. For the reasons set out below, Council must refuse the Application as proposed. The Proposed Bylaw is inconsistent with the Municipality of North Cowichan’s Official Community Plan Bylaw 3900 (the “OCP”), undermines the integrity of the planning framework adopted by Council, and is contrary to the purposes and requirements of the *Local Government Act*, S.B.C. 2015, c. 1.

**It is respectfully submitted that:**

- i. a Temporary Use Permit should be issued to the Applicant in lieu of permanent re-zoning, such that additional consideration, neighborhood consultation and planning assessment can be made to assess the viability of any permanent zoning amendment;**
- ii. in the alternative, if Council determines against a TUP, Council should direct staff to consider amendments contained herein to the Proposed Bylaw and a restrictive covenant governing use. The Proposed Bylaw is not fit for purpose, and all parties**

**Victoria**

T 250.388.4457  
F 250.382.4236

**Vancouver**

T 604.678.1207  
F 604.678.1208

Burnes House, 3rd Floor, 26 Bastion Square  
Victoria, British Columbia Canada V8W 1H9

**would be served by a bylaw which expressly sets out the relevant conditions, parameters and auditing measures to ensure ongoing compliance.**

To be clear, my clients are pragmatic, engaged local citizens with legitimate concerns which deserve to be addressed, particularly in the context wherein their day-to-day quiet enjoyment of their home will be impacted. Ms. Unguran and Mr. Penney are proponents of small business and commercial success in the Cowichan Valley, when undertaken in a responsible and community-oriented manner.

This submission is provided not only to oppose the application on its merits, but to ensure that Council is fully apprised of the legal risks associated with approval.

## **II. MATERIAL BACKGROUND**

### **A. The Subject Property and Neighborhood**

The Subject Property is located at 2-6380 Lakes Road and is designated Rural Residential pursuant to the OCP. The Subject Property lies outside the Urban Containment Boundary (the “UCB”) and outside the Agricultural Land Reserve (the “ALR”)

Lakes Road is designated as a Class 2A Scenic Road, reflecting Council’s intention to preserve rural character and avoid urbanizing influences. The OCP states:

Class 2A roads are intrinsically scenic, similar to Class 1, and offer fewer interruptions such as driveways and intersections. Motorized vehicles are capable to reach higher speeds. Road treatments for safety and operation are more rooted in reflecting the natural elements of the surrounding character and do not incorporate cluttered or urbanized traffic solutions.

### **B. History of Breaches and Temporary Use Permits**

Bylaw compliance issues have been noted on the Subject Property since 2015. These repeated breaches are not detailed in the December 17, 2025, Staff report presented to Council (the “**2025 Staff Report**”), but underline disregarding for compliance and raise serious concerns regarding future compliance with the Proposed Bylaw:

- i. 2015 failure to acquire occupancy permit for unpermitted suite;
- ii. 2018 breach of Temporary Use Permit conditions;
- iii. 2018 breach of building permit requirements;
- iv. 2020 required decommissioning of suite;
- v. Present lack of occupancy permit for the newly constructed building, presently being advertised as a “lounge” by the Applicant; and,
- vi. 2025 Christmas Party at Subject Property bylaw complaint and investigation.

The Subject Property previously operated as a wedding venue under Temporary Use Permits (the “TUPs”). In the October 21, 2020, Staff Report (the “**2020 Staff Report**”), staff expressly cautioned Council that continued investment in event-related infrastructure could improperly entrench what was intended to be a temporary and exceptional use. Staff expressed in this regard, and noted that there was a history of violations on the Subject Property:

Since the TUP was issued in August of 2018, wedding events have been occurring on the property in violation of the terms and conditions of the TUP and building permit requirements.... However, due to the history of non-compliance, the associated risks to the public, and impacts on neighbours, staff are compelled to recommend against the application.

The 2020 Staff Report expressly identified ongoing compliance and enforcement risks, including disruptions to the reasonable use and quiet enjoyment of neighboring properties. Council and neighbors were entitled to rely on the representation that the wedding venue use was temporary in nature.

As stated in the OCP, “Temporary Use Permits are a good way of authorizing a new use at a given site to allow the Municipality to assess potential impacts before considering any permanent changes to the zoning.”

The Applicants have recently, in the context of 2026 bookings, advertised the venue as having capacity for more than 80 guest. This clearly demonstrates the need for ongoing compliance and enforcement. (**Attachment A hereto**)

The 2025 Staff Report fails to address these past breaches, and neighborhood impacts in their assessment and proposal, thereby depriving Council of fulsome information to meet their obligations in considering the Proposed Bylaw.

### **C. Factual Inaccuracies in the 2025 Staff Report**

Page 2 of the 2025 Staff Report States:

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.

This is false. The applicant has posted on their social media that the building will be used as a second lounge space and housing for a classic car collection to be used for photos during wedding events. Staff was advised of this, with the social media post on October 27, 2025. (**Attachment B hereto**)

Page 2 of the 2025 Staff Report States:

“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.

This is false. According to the Applicant’s website, the wedding package is sold for the entire weekend, not piecemeal.

Page 5 of the 2025 Staff Report States:

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.

This is inaccurate. The Applicants or other impacted parties can oppose future zoning changes, even if supported by staff and Council, including through judicial review. Further, Council is unlikely to approve future down-zoning given the legal risk associated with same.

### III. LEGAL CONSIDERATIONS

#### A. Non-Compliance the *Local Government Act*

Section 478 of the *Local Government Act* requires that zoning bylaws be consistent with the OCP. While exact conformity is not required, Council must be satisfied that a rezoning does not undermine the OCP's land use framework or stated objectives.

The Application fails this statutory test. A permanent wedding and event venue is a commercial assembly use involving large gatherings, amplified sound, traffic surges, late-night activity, and alcohol service. Such a use is fundamentally inconsistent with the Rural Residential designation and A2 zoning and represents impermissible spot zoning that privileges one property with a commercial entitlement not shared by neighboring lands.

#### B. Non-Compliance with the Official Community Plan

The OCP's Rural Residential policies are intended to preserve rural character, protect scenic roads, and limit non-residential uses to small-scale, neighborhood-serving activities. The 2025 Staff Report selectively relies on OCP language referencing limited neighbourhood commercial uses while ignoring the broader intent and structure of the designation. Section 8.4.2 of the OCP, which contemplates careful, case-by-case assessment of assembly uses in rural areas, does not create a presumption in favour of approval. Rather, it reinforces Council's obligation to refuse proposals that would generate unacceptable impacts.

Table 1 below sets out the specific sections of the OCP which the Proposed Bylaw will breach if passed as is.

**Table 1**

| <b>Section</b>      | <b>Excerpt of OCP</b>  | <b>Nature of Breach</b>   |
|---------------------|--|---|
| Section 2.3, Goal 5 | Enhance food security in North Cowichan by encouraging local food production and protecting agricultural land.   | Grape Vines removed to facilitate additional parking for event guests and building of additional structure in 2025.   |
| Section 3.2.19 e    | Create home-based business zoning regulations and business licensing regulations specific to this designation that will generally only permit businesses confined to the interior of a | Weddings and photos operate primarily outside of buildings. Applicant marketing materials are primarily outdoor, noting a "vineyard ceremony", "infinity pool and hot tub" "access to |

|                                      |   |  |
|--------------------------------------|---|--|
|                                      | dwelling or ancillary building, with no retail other than food or craft products produced on site.  | vineyard ground, pond, infinity pool and forest for photographs” “cocktail hour outdoor space”.  |
| Section 3.4                          | Class 2A roads are intrinsically scenic, similar to Class 1, and offer fewer interruptions such as driveways and intersections. Motorized vehicles are capable to reach higher speeds. Road treatments for safety and operation are more rooted in reflecting the natural elements of the surrounding character and do not incorporate cluttered or urbanized traffic solutions | The MNC’s engineering dept has indicated congestion and increased safety concerns will be created on this scenic road.   |
| Section 7.2.1 Preamble & 7.2.1 a & b | [...] 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.   | Loss of viable agricultural land base to clear space for parking, additional building containing lounge and classic car parking.   |
| Section 7.2.2 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  | The proposed wedding venue parking area has already had a negative impact on farm operations through the reduction of land base and farm use. The events proposed do not support agricultural output, which is reduced, and the primary purpose of the property would become events if the Proposed Bylaw were passed. |

The scale and intensity of a wedding venue cannot reasonably be characterized as a minor or neighbourhood-serving use in a Rural Residential context.

BC Courts have established that that a zoning bylaw which materially conflicts with the land-use designations and policies in an OCP can be invalidated even if council reasonably believes the use is appropriate because consistency with the OCP is a true jurisdictional requirement. In *Sevin v. Prince George (City)*, 2012 BCSC 1236, the BC Supreme Court determined that a bylaw which rezoned a property from a rural residential classification to a therapeutic community zone to allow a women’s addiction treatment centre was inconsistent with the relevant OCP which designated the land in question as “Rural B” moderate intensity rural residential use. In this case the Court declared the zoning amendment bylaw invalid and quashed it for failing to comply with the *Local Government Act*’s requirement that bylaws enacted after an OCP must be consistent with the same.

While deference will be given to Council decisions, they do not have unfettered discretion and compliance with the OCP must be reasonable (*Pettersen v. Prince George (City)*, 2014 BCSC 792 at paragraph 59).

Staff has failed to demonstrate how the clear non-compliance with the OCP is reasonable or justified in these circumstances. On its face, a permanent, large scale commercial gathering venue which reduces agricultural land base in area zoned A2 and designated Rural Residential is prima facie non-compliant, plainly unreasonable and vires of the discretion of Council.

### C. Misapplication of ALC Policy and North Cowichan’s Agricultural Objectives

The Agricultural Advisory Report dated October 21, 2025 (the “**AAC Report**”) places substantial reliance on Agricultural Land Commission (“**ALC**”) Policy L-22 (Gathering for an Event in the ALR) as contextual justification for permitting weddings and events on the subject property. However, the Report expressly acknowledges that the property at 6380 Lakes Road is not located within the ALR.

Policy L-22 is a policy directed exclusively to lands within the ALR and is grounded in the Legislature’s objective of protecting agricultural land while permitting strictly limited non-farm uses *by right* where farming viability is at risk. The AAC Report itself sets out the critical safeguards embedded in L-22, including:

- i. a strict cap of 10 events per year;
- ii. each event is less than 24 hours in duration;
- iii. a prohibition on permanent facilities;
- iv. mandatory avoidance of negative impacts on agricultural productivity; and
- v. limits on parking, land disturbance, and infrastructure

Those safeguards are not incidental — they are the legal justification for allowing the use in the ALR. Transposing that policy logic to non-ALR land through a permanent zoning amendment strips away the statutory context that makes such uses acceptable and represents a fundamental misdirection in land-use planning. Furthermore, insofar as ALC policy is used as parallel, the more stringent requirements of said policy should be applied to the Applicant, including events are limited to 24 hours, prohibition on permanent facilities, and mandatory avoidance of negative impacts on agricultural activities. As at the day of this letter, **these safeguards have been breached.**

The AAC Report accurately recites the Official Community Plan’s agricultural objectives, including:

- i. protection of the agricultural and farmland base (OCP s. 7.2.1(a));
- ii. strengthening farm viability while maintaining agriculture as the primary purpose of the land (s. 7.2.1(b)); and
- iii. supporting only *limited* non-agricultural activities that do not have a substantive impact on farm operations (s. 7.2.2(x))

However, the AAC Report does not reconcile these objectives with the nature of the proposed use. A wedding and event venue is not an incidental or accessory agricultural activity; it is a commercial assembly use whose operational focus is traffic, parking, noise management, lighting, and guest accommodation — not agricultural production. Underpinning this point is the Applicant’s

permanent removal of grape producing vines from the Subject Property to facilitate the additional structures and parking required for the venue.

The need for a site-specific rezoning, rather than reliance on existing agricultural permissions, underscores that the proposed use is not agricultural in character and is inconsistent with the OCP's requirement that agriculture remain the dominant land use. It confirms that the proposed rezoning would entrench a land use that is structurally and functionally distinct from agriculture, and incompatible with the intent of the A2 Rural Zone and the Rural Residential OCP designation, which emphasize low-intensity rural living, small-scale farming, and neighbourhood-oriented uses — not destination commercial venues.

Lastly, the approval of the Application would establish a precedent that farm classification on non-ALR land can be leveraged to justify permanent commercial assembly uses. That outcome is incompatible with the AAC's mandate to protect agricultural integrity and risks incremental erosion of rural and agricultural land-use policy throughout North Cowichan.

#### **D. Licensing**

Historically, the Applicant has required that the booking individual, and not the Applicant, apply for and hold the relevant liquor license from the province. This structure undermines any regulatory compliance or enforcement by the LCRB and accountability for the Applicant. Accordingly, it is in the best of interest of the community and responsible liquor policy that the MNC require that the Applicant hold the relevant liquor license for its events.

This could be achieved by amending the definition of “commercial assembly use” to mean the rental of land, buildings and structures for the gathering of persons for weddings and other events, where the establishment is licensed by the Province of British Columbia.

Such a definition is congruent with the MNC's Zoning Bylaw for craft or artisan distillery.

Regarding the applicable business license, the MNC can impose conditions thereon which are a) contained in the bylaw No. 3153 and b) congruent with the applicable provisions of the *Community Charter SBC 2003*, Chapter 26. Council should direct staff to review and assess what conditions should be imposed on the business license ensure compliance.

#### **E. The Proposed Bylaw is Deficient**

Considering the foregoing, it is respectfully requested that Council reject the Application and Proposed Bylaw on the basis that it is inconsistent with the Official Community Plan, contrary to the *Local Government Act*, and the product of a procedurally unfair process.

In the alternative, Council should, in the interest of good governance and procedural fairness, defer consideration of the Application and direct staff to return with further information addressing:

- i. the issuance of Temporary Use Permit and whether permanent rezoning is justified or necessary in the circumstances;
- ii. the accuracy, completeness, and currency of the factual assumptions relied upon in the 2025 Staff Report;
- iii. the apparent inconsistency between the 2020 and 2025 staff analyses;
- iv. how the Application can be amended to be compliant with the OCP;
- v. how business license conditions and requirements will be imposed on any license issued;
- vi. that the Applicant, as the venue, be required to hold the applicable liquor license for all events to ensure regulatory compliance;

In the further alternative, if Council is minded to advance the Application notwithstanding the foregoing concerns, Council should substantially amend the Proposed Bylaw to:

- i. expressly limit the use to no more than 10 weddings per calendar year and with events being defined as activities within a 24-hour period;
- ii. impose clear, objective, and enforceable limits respecting hours of operation, attendance, amplified sound, and parking;
- iii. prohibit expansion or intensification of the use without further Council approval;
- iv. ensure that North Cowichan has a practical and lawful ability to investigate, monitor, and enforce compliance with the conditions on which the application is predicated; and
- v. amend the proposed definition wording of “commercial assembly use” to mean the rental of land, buildings and structures for the gathering of persons for weddings and other events, where the establishment is licensed by the Province of British Columbia.

Further, a restrictive covenant should be imposed to limit expansion and enforce permitted use. The proposed “Good Neighbour Agreement” is a non-binding, ineffective and unenforceable reliance on good will on Applicants which have repeatedly shirked the bylaw and permitting process. An effective restrictive covenant is in this regard and should contain the following conditions of use:

- i. the Applicant is required to record and report, or permit the MNC to audit booking to ensure compliance with the limits on use, being to no more than 10 weddings per calendar year with events defined as activities within a 24-hour period;
- ii. the Applicant is required to record, report or permit the MNC to audit the audit the community-based events promised by the Applicant; and,
- iii. the Applicant is required to keep agricultural production to the same or increased level as present (as recommended by the AAC).

The above restrictive covenant predicated on conditions of use are commonly used by local governments in BC and provide real monitoring and compliance for the Applicants, thereby giving neighbors and affected residents’ reasonable assurance that the use as presented in the Application will be respected. This type of encumbrance on title offers real monitoring and enforceability relative to a “Good Neighbour Agreement”, which is effectively unenforceable and therefore pointless.

#### **IV. CONCLUSION**

The proposed rezoning for 2-6380 Lakes Road represents a significant and unjustified departure from the Rural Residential planning framework established by Council and embodied in the OCP. Approval would not only erode the integrity of the OCP but would expose the Municipality to a substantial risk of judicial review, given the demonstrable policy conflict, reliance on inapplicable agricultural policy, and procedural unfairness affecting neighbouring landowners.

Ms. Unguran and Mr. Penney urge Council to refuse the Application. Failing that, Council should at minimum adopt one of the alternative courses outlined above to mitigate legal risk and uphold the rule of law.

Sincerely,

**COX TAYLOR**

Per: 

**Carly D. Haynes**

CDH/kp  
cc. Clients  
Sukhbir Manhas, Counsel for MNC

## “ATTACHMENT A”



**Everything Wedding - Vancouver**  
**Island · Join**

Masika Allan

2026 bookings are officially open!  
If getting married on a vineyard with lake and mountain views, a lavender field, a dreamy white reception space, and an infinity pool, hot tub, and sauna to relax in for your wedding weekend sounds like your vibe... Oak & Vine Estate is calling.

We've got space for up to 85 guests, a bridal suite that's 🍷, and photo ops for days.  
Snag your date before someone else does because we only have 8 spots left for the season!  
[www.oakandvineestate.com](http://www.oakandvineestate.com)



**Randy Westlake**

Managing Partner - Oak and Vine Estate

### Experience



#### Co-Owner

Oak & Vine Estate · Self-employed

Jun 2024 - Present · 1 yr 8 mos

Duncan, British Columbia, Canada · On-site

We took on the project to transform an ailing vineyard into a niche Wedding destination. Nestled on Vancouver Island, surrounded by the views of Mount Tzouhalem and Quamichan Lake this truly gives the property a stunning backdrop for your special day. The property can accommodate up to 120 guests.



#### Dealer Principal

Island GM

Jul 2018 - Oct 2024 · 6 yrs 4 mos

Duncan, British Columbia, Canada

📍 Team Leadership, Expenses and +36 skills

"ATTACHMENT B"



**oakandvineestate**  
Cowichan Valley, British Columbia



12 1

**oakandvineestate** ✨ Big things are happening at Oak & Vine Estate! ✨  
We've broken ground on a brand new barn! This space will feature a second getting-ready lounge and house our growing collection of classic cars, which are available for wedding photo ops.

Just one more reason your wedding day here will be unforgettable. Stay tuned for behind the scenes updates as we build something beautiful!

[#vancouverislandweddings](#) [#weddingvenue](#)  
[#elegantwedding](#) [#westcoastweddings](#)  
[#cowichanvalleyweddings](#)

6 minutes ago

21 March 2018

## Cursory Building Code Review DRAFT

2-6380 Lakes Road, North Cowichan

Duncan, BC

V9L 5V6

Project includes the renovation of an existing building for use as a venue for wedding gatherings. The building was originally built for use as workshop and storage facilities for a winery on the property.

This document serves to establish a basic understanding of required compliance for any alterations and renovations with the 2012 BC Building Code.

### Existing Building Data

|                     |   |                  |  |                  |
|---------------------|---|------------------|--|------------------|
| Overall dimensions: | 14.63m (48'-0") x 8.53m (28'-0")                                |                  |  |                  |
| Number of storeys:  | 2   |                  |  |                  |
| Building area:      | 124.79 sm   | (1,344sf)        | <i>measured to outside of exterior walls</i> |                  |
| Floor area:         | 117.93 sm   | (1,269sf)        | <i>measured to inside of exterior walls</i>  |                  |
| Gross area          | Basement  | 124.79 sm        | (1,344sf)                                    |                  |
|                     | First storey  | 124.79 sm        | (1,344sf)                                    |                  |
|                     | Second storey   | <u>80.27 sm</u>  | <u>(864 sf)</u>                              | <i>Confirm ?</i> |
|                     |   | <b>329.85 sm</b> | <b>3,552 sf</b>                              |                  |
| Construction:       | Concrete basement with combustible wood frame construction over |                  |  |                  |

## Part 3 Fire Protection, Occupant Safety and Accessibility

### Section 3.1 General

#### 3.1.2. Classification of Buildings or Parts of Building by Occupancy

##### 3.1.2.1. Classification of Buildings

Group A, Division 2

##### 3.1.4.7. Heavy Timber Construction

Use of exposed wood columns and beams allowable

|         |                    |           |                   |                  |
|---------|--------------------|-----------|-------------------|------------------|
| Columns | Minimum dimension: | 191 x 191 | Actual dimension: | <i>Confirm ?</i> |
| Beams   | Minimum dimension: | 140 x 241 | Actual dimension: | <i>Confirm ?</i> |

##### 3.1.17. Occupant Load

|                                      |                |
|--------------------------------------|----------------|
| Dining, beverage and cafeteria space | 1.20 sm/person |
| Assembly floor area                  | 124.79 sm      |
| Occupant load                        | 104            |

**From:** [Olivia Rooke](#)  
**To:** [Council](#); [Public Meetings](#)  
**Subject:** Oak and vine estate  
**Date:** Friday, January 16, 2026 4:58:12 PM

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You don't often get email from olivia@kiteke.ca. [Learn why this is important](#)

Hi there

I wanted to write in support of Oak and Vine estates as a wedding venue in the Cowichan Valley.

As we don't have many beautiful places to celebrate, i feel this is great addition to our town. Its small businesses that really keep our little community alive. With each wedding held locally there are multiple short term rentals that are filled, and house cleaners employed, and vendors hired. All working hard at their businesses that warm their hearts.

I hope you accept our letters and welcome another great local business in to our community for all to enjoy.

Oak and Vine is truly a slice of heaven  
cheers

--

Olivia Rooke | REALTOR®  
Brokered by eXp Realty  
250-732-0737  
[@RookeRealEstate](#)  
[Olivia | kiteke.ca](#)

**From:** [Andrea Hainrich](#)  
**To:** [Public Meetings](#)  
**Subject:** FW: Oak and vine Estates  
**Date:** Friday, January 16, 2026 5:19:05 PM  
**Attachments:** [northcowichan.cropped\\_a2a89ab5-6b92-4b22-90d7-e12c8e89e211.jpg](#)  
[facebook\\_32x32\\_0aab4201-ca9c-4b33-ba67-e37ca69df0ad.png](#)  
[instagram\\_32x32\\_99fdf77c-075c-4538-8731-c9944946bf37.png](#)  
[linkedin\\_32x32\\_8e72e524-9b29-4c9f-bfdc-61ee9402bc90.png](#)  
[sociallogoforcode2emailsignature\\_51840a98-e3b8-4512-8026-45e5a5b90a24.png](#)

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See email below sent to Council

**Andrea Hainrich**

Deputy Corporate Officer  
Legislative Services  
T: [250-746-3172](tel:250-746-3172)  
E: [Andrea.Hainrich@northcowichan.ca](mailto:Andrea.Hainrich@northcowichan.ca)



Municipality of North Cowichan  
7030 Trans-Canada Highway  
North Cowichan, BC V9L 6A1 | Canada  
[www.northcowichan.ca](http://www.northcowichan.ca)



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**From:** Olivia Rooke <[REDACTED]> **FIPPA s. 22 (1)**  
**Sent:** Friday, January 16, 2026 5:06 PM  
**To:** [publicmeeting@northcowichan.ca](mailto:publicmeeting@northcowichan.ca); Council <[council@northcowichan.ca](mailto:council@northcowichan.ca)>  
**Subject:** Oak and vine Estates

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

**FIPPA s. 22 (1)**

Good afternoon,

I'm writing in support of Oak and Vine estate, hosting weddings and events in the future. I know this family has been fighting long and hard to build their dream on this property and they have put an endless dedication to do it.

Masika is a wonderful example to the community and her children. Allow allowing for another local business in our area would do nothing but support our community. We really don't have a large number of wedding venues in our area. For every wedding that is hosted, short-term rentals are booked, and housekeepers are employed, and local restaurants are filled. For every wedding that is hosted multiple vendors are hired from our community. All of these people running there are small businesses that fill their heart with joy. With so many chain, restaurants and big box stores in our town it's important to keep fuelling the local community

**in business!**

**I hope this letter is considered,**

**Don't forget us small people**

**Cheers**

**Olivia**

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

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**From:** [Andrew Atchison](#)  
**To:** [Public Meetings](#)  
**Subject:** Regarding Zoning Amendment - Oak and Vine Estate, 6380 Lakes Road  
**Date:** Friday, January 16, 2026 5:31:32 PM  
**Attachments:** [Oak and Vine Letter of Approval.pdf](#)  
**Importance:** High

---

You don't often get email from [andrew@westviewpower.com](mailto:andrew@westviewpower.com). [Learn why this is important](#)

To Mayor and Council,

Please see the attached letter of support for the Oak and Vine Zoning Amendment attached to this email.

This is important to consider and move forward with in the Cowichan Valley so that it supports local families and businesses and keep the Valley growing in a slow economy.

Regards,

Andrew Atchison

*Zoning Amendment – Oak & Vine Estate, 6380 Lakes Road)*

**Date:** Jan 16, 2026

**Mayor and Council**

District of North Cowichan  
7030 Trans-Canada Highway  
Duncan, BC

**Re: Zoning Amendment Application – 6380-2 Lakes Road (Oak & Vine Estate)**

Dear Mayor and Council,

I am aware that the application seeks approval for **a limited number of small, well managed events per year**, and I understand that these events would be subject to specific conditions related to **noise, timing, parking, and overall operations**.

I believe the owners have demonstrated a **thoughtful and respectful approach** to the property and the surrounding community. The site is well maintained, and I am confident that the proposed conditions will adequately address potential impacts and create a positive force to the economy through much needed Agri-tourism.

I also understand that the existing A2 zoning already permits a range of uses that could generate equal or greater impacts, and I feel that this proposal represents a **reasonable and balanced use of the property**.

For these reasons, I support the zoning amendment and respectfully encourage Council to approve the application.

Thank you for your time and consideration.

Sincerely,

Andrew Atchison  
5844 Sycamore Street, Duncan BC  
250-709-0280  
andrew@westviewpower.com

**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#); [Council](#)  
**Subject:** Letter of Support – Oak & Vine Estate Zoning Application  
**Date:** Friday, January 16, 2026 7:22:29 PM

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You don't often get email from [REDACTED] [Learn why this is important](#)

To Members of Council, **FIPPA s. 22 (1)**

I am writing to express my strong support for the zoning application submitted by Oak & Vine Estate.

My family and I live in the surrounding neighbourhood, less than two kilometres from the Oak & Vine Estate property. As nearby residents, we have a direct interest in how land in this area is used, and it is from this perspective that I offer my support.

The proposal put forward by Oak & Vine Estate is thoughtful, well-defined, and clearly designed to be low-impact. The limits on the number of events per year, restricted attendance, sound mitigation measures, and clearly defined end times demonstrate a strong commitment to respecting neighbours and maintaining the rural character of the area. This is not a high-volume or disruptive operation, but a carefully managed, small-scale venue with clear oversight and accountability.

Oak & Vine Estate is also an established local business, owned and operated by a long-standing photographer and entrepreneur who has contributed meaningfully to our community for many years. The venue supports local families and local livelihoods, and the economic benefits extend well beyond the property itself to other small businesses, trades, and service providers throughout the Cowichan Valley.

As someone who lives nearby, I believe this proposal strikes an appropriate and reasonable balance between protecting neighbourhood interests and allowing a local business to operate sustainably on its own property. I am confident that Oak & Vine Estate will continue to act as respectful and responsible neighbours, as they have demonstrated to date.

I respectfully encourage Council to approve the Oak & Vine Estate zoning application and allow this long-standing proposal to move forward.

Thank you for your time and consideration.

Sincerely,

Nicole Omelus

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

2268 Quamichan Park Road  
North Cowichan

**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#)  
**Subject:** Oak and Vine Rezoning  
**Date:** Friday, January 16, 2026 9:27:14 PM

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Dear Mayor and Council.

Decisions by local government have the biggest impact on its citizen's day to day quality of life. The case of this rezoning request is a perfect example.

I have followed this case for years. The proponents have shown a disregard and disrespect, not only for their neighbours but for staff and council as well.

If they are permitted to rezone, it will have an enormous, negative impact on the neighbourhood which I am certain no one on council would want to have near their own homes.

This is not a case of people objecting to something that was there when they moved in. These are folk who bought their homes believing they had a right to the peaceful enjoyment of their property.

We know that at present, MNC's noise bylaw allows any noise reasonably incurred in the operation of a permitted use, so the neighbours will have no recourse against intrusive noise.

Please reject this proposal.

Isabel Rimmer

**From:** [Crone, Alaina J](#)  
**To:** [Public Meetings](#)  
**Subject:** Share | Oak and Vine Estate (ZB000272)  
**Date:** Saturday, January 17, 2026 7:23:27 AM

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You don't often get email from [ajcrone@cbe.ab.ca](mailto:ajcrone@cbe.ab.ca). [Learn why this is important](#)

Dear North Cowichan Mayor and Council,

I am writing in support of the zoning amendment for Oak and Vine Estate, to permit the hosting of up to ten events per year. Although I now reside in a neighbouring province, I was a resident of the Cowichan Valley for twenty-five years. During that time, I developed a deep understanding of the community's values, priorities, and unique character, and I continue to take a strong interest in its responsible growth and long-term wellbeing.

Allowing Oak and Vine Estate to operate as a small-scale event venue would bring meaningful benefits to the local economy. Boutique events, such as weddings, workshops, and community gatherings, draw visitors who support nearby accommodations, restaurants, shops, and tourism operators. With thoughtful limits on the number of events, this proposal offers an opportunity to enhance the region's profile as a rural tourism destination while maintaining the valley's character and charm.

I also wish to highlight the careful planning the owners of Oak and Vine Estate have undertaken to minimize impacts on neighbouring properties. They have incorporated sound-mitigating design features, including soundproofing of indoor spaces and strategic landscaping. In addition, they have committed to strict caps on event end times to ensure that evenings remain peaceful for residents. These measures demonstrate a genuine respect for the neighbourhood and a willingness to work collaboratively with the community.

Given my long connection to the Cowichan Valley, I believe this application strikes an appropriate balance between economic opportunity and community preservation. I respectfully encourage the board to approve the rezoning request for Oak and Vine Estate.

Thank you for your consideration.

Sincerely,

**Alaina Crone**  
Assistant Principal | Vista Heights School

Calgary Board of Education

w | [cbe.ab.ca/vistaheights](http://cbe.ab.ca/vistaheights)

t | 403-777-6000

I acknowledge the traditional territories and oral practices of the Treaty 7 Nations, including the Siksikaitsitapi, comprised of the Siksika, the Kainai, the Piikani, and the Amskapi Piikani Nations. We acknowledge the Tsuut'ina Nation, the Îyârhe Nakoda, comprised of the Chiniki, Bearspaw, and Goodstoney Nations, the Métis Nation within Alberta, and all people who make their homes in the Treaty 7 region of southern Alberta. This land on which we gather is traditionally known as Moh'kinstsis (Blackfoot), Guts'ists'i (Tsuut'ina), Wichispa (Nakoda), and otôskwanihk (Northern Michif & Cree).

As a learning organization, we are committed to advancing the Truth and Reconciliation Calls to Action focused on Education for ReconciliACTION.

**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#)  
**Subject:** Support for Zoning Amendment Application- Oak & Vine Estate  
**Date:** Saturday, January 17, 2026 2:30:52 PM

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Dear Mayor and Council, **FIPPA s. 22 (1)**

I am writing to express my support for the zoning amendment application for Oak & Vine Estate.

This project represents an opportunity to strengthen our local agricultural economy while contributing positively to the character and long-term sustainability of the region. Oak & Vine Estate's focus on value-added agriculture, agritourism, and responsible land stewardship aligns well with North Cowichan's goals for rural development and economic diversification. By creating space for a locally rooted business that celebrates our region's agricultural strengths, the proposal supports both environmental resilience and community vitality.

Masika and Randy have demonstrated thoughtful planning, a commitment to respecting the rural landscape, and an interest in contributing to the broader community. The proposed amendment would help ensure that this land continues to be used productively and in a manner that supports the long-term prosperity of the Cowichan Valley.

I encourage Council to approve the zoning amendment and allow this project to move forward.

Thank you for your consideration.

Sincerely,

Sarah Davis

2263 Rosewood Ave, North Cowichan BC, V9L 3E8

**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#)  
**Subject:** Letter of Support for Oak & Vine Estate – File ZB000272  
**Date:** Saturday, January 17, 2026 6:37:26 PM

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You don't often get email from [REDACTED] [Learn why this is important](#)

To Council Members, **FIPPA s. 22 (1)**

I am writing to express my support for the zoning amendment application submitted by Oak & Vine Estate under file ZB000272.

Oak & Vine Estate represents a positive addition to the community, bringing meaningful economic activity—supporting local jobs, tourism, and vendors—while being mindful of the local environment and neighbourhood.

I hope Council will look favorably on their application.

Thank you for your time and consideration.

Sincerely,  
Samantha Hudson  
9712 Miracle Way, Youbou, BC V0R 3E1, Canada

**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#)  
**Subject:** Oak & Vine Estate support  
**Date:** Sunday, January 18, 2026 1:40:19 PM

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**FIPPA s. 22 (1)**

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Hello, i'm writing this letter in support of the Oak and Vine estate. I feel it is incredibly important that the council makes a decision to support this small venue business that brings so much to the community. I live in Quamichan heights area just off of Jaynes/Lakes road. I don't know the family who runs this business but I have followed along with interest in the community journey through facebook. I am very impressed with what seems an incredible amount of work and planning, cost and time that has gone into making this a space that is thoughtful and considerate to its neighbours. I feel that my elected officials should be supporting a beautiful business like this. These are things that we need to build a thriving healthy region. It reminds me of the beautiful weddings that used to happen at the Quamichan Inn before it was lost to fire.

Please vote yes to allow them what they are requesting, reward the hard work and effort that has been done so far.

Sincerely

Fiona Somerville  
5825 Sycamore Street

**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#)  
**Subject:** Oak and vine estate  
**Date:** Sunday, January 18, 2026 2:06:42 PM

---

**FIPPA s. 22 (1)**

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

To whom it may concern,

I am writing to show support for oak and vine estate in their request for a zoning amendment to allow for limited small scale event hosting.

I feel that this property is ideally situate and has all of the infrastructure in place to make such events both successful and beneficial to our community. I firmly believe that such a venue will benefit both our neighbour hood and our local north Cowichan business community. Event hosting of this kind brings joy to residents, offers a safe needed location for people to celebrate life's milestones and allows many opportunities for collaboration with other local businesses that offer complimentary services.

I feel that this venue would be an asset to our area and that they have put all the necessary protections and infrastructure in place to avoid any potential disruption to the neighbourhood.

I also firmly believe that as a working agricultural venue the added revenue would allow for farm improvements and would off set may of the ups and downs inherent to agricultural properties and businesses.

I hope that council will see fit to approve this zoning request and look forward to what this lovely addition to our local business community will have to offer.

Sincerely  
Daisy Hieland  
2273 Regina Drive.

Sent from my iPhone

**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#)  
**Subject:** Letter of support for Oak and Vine Estate  
**Date:** Sunday, January 18, 2026 2:55:05 PM

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You don't often get email from [REDACTED]. [Learn why this is important](#)

**FIPPA s. 22 (1)**

To Whom It May Concern,

I am writing as a neighbour in support of the Oak & Vine Estate application.

As someone who lives nearby, I have appreciated the care and respect Oak & Vine Estate has consistently shown toward both the property and the surrounding community. They have always been approachable, transparent, and thoughtful in how they operate, and it shows in the way the land is maintained and how they engage with neighbours.

I understand the application is to allow a limited number of events each year, and from my perspective, this feels reasonable and well managed. The property has a history of hosting events and already has the infrastructure in place to support them in a way that is mindful of neighbours. I have not experienced any negative impacts, and I feel confident that events would continue to be handled responsibly and with consideration for those living nearby.

I also appreciate the effort that has gone into addressing things like sound, parking, and overall neighbourhood compatibility. It's clear this is something they take seriously, and that matters to me as a neighbour.

After many years of working through this process, I truly hope Oak & Vine Estate is able to move forward. I believe this proposal reflects care for the land, respect for the community, and a genuine desire to be a positive part of our neighbourhood.

Thank you for taking the time to consider my support.

Cheers  
Nicole Hands

2333 Trillium Terrace  
North Cowichan  
V9L 4S3

[Sent from Yahoo Mail for iPhone](#)

**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#)  
**Subject:** Venue Application - Oak & Vine Estate  
**Date:** Sunday, January 18, 2026 5:31:36 PM

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You don't often get email from [REDACTED] [Learn why this is important](#)

Dear Mayor and Council, **FIPPA s. 22 (1)**

I am writing as a community member to express my support for the event venue application for Oak & Vine Estate.

This property has been developed with care and respect for its rural setting, and the proposed events are limited in number and professionally managed. Allowing a small number of events each year supports local businesses, tourism, and rural economic development while maintaining the character of the Cowichan Valley.

Oak & Vine Estate has demonstrated a willingness to work collaboratively with neighbours and the municipality, and I believe this application aligns with the intent of the Official Community Plan.

I respectfully encourage Council to approve this application.

Thank you for your time and consideration.

Sincerely,  
Lauren Nikolaj,  
Duncan

**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#)  
**Subject:** Support for Oak & Vine Estate  
**Date:** Sunday, January 18, 2026 6:14:52 PM

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**FIPPA s. 22 (1)**

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Mayor and Council,

My name is Tyler Naswell, and I am the owner and lead videographer of Pacific Peak Media, a wedding videography company based on Vancouver Island. I am writing to express my strong support for the Oak & Vine Estate event venue application.

As a wedding videographer working throughout the Cowichan Valley and surrounding areas, I can confidently say that there is a real need for more high-quality, well-managed wedding venues in our region. Venues like Oak & Vine Estate play a critical role in supporting not only couples getting married, but also the entire local wedding industry, including videographers, photographers, planners, florists, caterers, musicians, rental companies, and many other small businesses.

I also want to note that venues like Oak & Vine Estate are operated with a high level of professionalism and care. The owner has demonstrated a clear commitment to responsible event management, including thoughtful planning around logistics, guest experience, and minimizing impacts on the surrounding community.

For these reasons, I strongly believe that Oak & Vine Estate is a valuable asset to the Cowichan Valley and an important contributor to our local economy, tourism sector, and creative industries. I respectfully encourage Council to approve this application.

Thank you for your time and consideration.

Sincerely,  
Tyler Naswell  
Pacific Peak Media

**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#)  
**Subject:** Zoning Amendment Bylaw No. 4030 (2-6380 Lakes Road)  
**Date:** Sunday, January 18, 2026 6:16:27 PM

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**FIPPA s. 22 (1)**

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Further to my previous Email of October 25, 2020, I once again strongly oppose the rezoning application by Oak and Vine Estate.

I owned the property at 6392 Lakes Road, Duncan from February 2001 to May 2019, one that shares the property line with what is now Oak and Vine Estate and am very familiar with the ongoing attempts to host wedding venues.

I have read the lengthy presentation including the business rationale submitted by Masika Allan (Woods) and Randy Westlake and would ask the important question - Does anyone bother to fact check the information? There are a number of statements included in the presentation that are quite simply, not true.

While I no longer reside in Duncan, I have retained the friendships made during my time there, many of whom are the immediate neighbours of Oak and Vine Estate. These are the people who will be directly affected and impacted by both a rezoning and a wedding venue. Most have been residents in this area for decades. Shouldn't the Council be paying attention to these citizens and homeowners, who have and continue to be active and valuable contributors to the community, either through their professions, businesses or volunteer efforts? To ignore their strong requests to reject this application would be a disservice.

In closing, I respectfully oppose the presentation by Oak and Vine Estate and ask Council to reject this application.

Thank you,  
Trish Greer  
S505, 737 Humboldt St., Victoria, B.C.

**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#)  
**Subject:** Oak and Vine Estate Support  
**Date:** Sunday, January 18, 2026 7:04:36 PM

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**FIPPA s. 22 (1)**

To Mayor and Members of Council,

I am writing to express my strong support for Oak and Vine Estate's application to host a limited number of weddings and small events on their property.

Oak and Vine Estate is a family-run operation that has been built with extraordinary care, commitment, and personal sacrifice. The owners have poured their time, resources, and hearts into creating a venue that is not only beautiful, but respectful of its surroundings and deeply rooted in community values. They are hardworking, conscientious people who consistently give back to the community and take pride in being good neighbours.

It is important to note that while there are residential homes nearby, the venue itself is set far back from neighbouring properties and has been intentionally designed with sound mitigation in mind. Significant steps have been taken to ensure noise is well contained, events are controlled, and impacts to neighbouring residents are minimized. This is not a large-scale or high-volume operation, but rather a carefully managed space intended for a small number of thoughtfully planned events.

Allowing Oak and Vine Estate to host a limited number of weddings and events would support local entrepreneurship, create economic benefit for the wider community, and allow a small family business to thrive, without compromising the character or livability of the surrounding area. The owners have demonstrated a willingness to work collaboratively, comply with conditions, and operate responsibly.

I believe this application represents a fair and reasonable balance between supporting local business and respecting nearby residents. Oak and Vine Estate deserves the opportunity to continue building what they have worked so hard to create.

Thank you for your time, consideration, and service to our community.

Sincerely,

Samantha Stinson

**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#)  
**Subject:** Oak & Vine Estate  
**Date:** Sunday, January 18, 2026 7:14:05 PM

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**FIPPA s. 22 (1)**

To whom it may concern:

We live at 6352 Lakes Road, which is very close to the Oak & Vine Estate. I'd like you to know that we have never been bothered by noise when Masika has hosted a Wedding at her venue. Our community really needs a beautiful wedding venue like this one. We've been there, had a tour and seen first hand that the sound proofing in place is amazing.

We are in full support of this beautiful venue in or area and look forward to welcoming weddings in 2026!!

thank you  
Darlene & Ted Ingham

**From:** ■ **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#)  
**Subject:** In Support of Oak and Vine Estate Application  
**Date:** Sunday, January 18, 2026 7:23:12 PM

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## **FIPPA s. 22 (1)**

Dear Mayor and Council Members,

I am writing to express my strong and sincere support for Oak & Vine Estate and its application for a permanent zoning amendment to allow up to ten weddings and events per year at their beautiful property on Lakes Road.

While I am not a resident of North Cowichan, I am a long-time colleague, friend, and professional within the wedding industry, with over 20 years of experience working alongside venues, planners, photographers, and small business owners throughout Vancouver Island and British Columbia. From this professional perspective, I can confidently say that Oak & Vine Estate represents the highest standard of what a modern, responsible, community-minded wedding venue should be.

Oak & Vine Estate is a family-run business built with intention, care, and deep respect for both the land and the surrounding community. The property itself reflects the natural beauty of the Cowichan Valley — elegant, restrained, and thoughtfully designed — offering couples a meaningful, refined celebration space that aligns with the region's character rather than detracting from it.

Owner Masika Allan has poured her heart and soul into this business. As an award-winning photographer and respected professional in the wedding industry, she brings decades of experience, an impeccable reputation, and an unwavering commitment to excellence. Her approach to business is defined by integrity, professionalism, and class — values that are clearly reflected in how Oak & Vine operates. She is a respectful neighbour, a collaborative community member, and someone who holds herself and her business to exceptionally high standards.

From an industry standpoint, Oak & Vine Estate is exactly the kind of venue that strengthens a region's reputation as a destination wedding location. Couples who choose venues like this do not arrive for a single afternoon — they stay in local accommodations, dine in local restaurants, and hire local vendors. Florists, caterers, planners, musicians, photographers, transportation providers, and hospitality staff all benefit. The positive economic ripple effect is real, measurable, and vital to the sustainability of the local wedding and tourism economy.

Equally important, Oak & Vine has demonstrated a consistent commitment to responsible operations. The business runs with clear boundaries, intentional scale, and careful attention to sound, timing, and guest experience. In my professional experience, this level of care and accountability is not universal — and it deserves recognition and support.

Limiting or restricting a business like Oak & Vine Estate does not protect community values; rather, it risks undermining a thoughtfully built, low-impact enterprise that contributes positively to the cultural and economic fabric of the Cowichan Valley.

I respectfully urge Mayor and Council to support Oak & Vine Estate's continued operation and to recognize the value this business brings — not only to couples and industry professionals, but to the broader community and regional tourism economy.

Thank you for your time, consideration, and commitment to balanced, forward-thinking decision-making.

Sincerely,

Holly Ireland

Wedding Industry Professional (20+ years)

Comox, BC

**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#)  
**Subject:** Support for Oak and Vine Estate  
**Date:** Sunday, January 18, 2026 8:00:37 PM

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Dear Mayor and Council, **FIPPA s. 22 (1)**

I am writing as a member of the community to share my support for the event venue application for Oak & Vine Estate. I have personally had the pleasure of touring the property, and was very impressed with the care and respect I saw on the land.

I am in favour of this type of tourism in the valley, since I see how it supports the broader network of businesses and community members.

Personally, I believe this application aligns with the intent of the Official Community Plan.

I give my full support to this application.

Thank you very much.

Sincerely,  
Hannah Auer  
Resident of North Cowichan

**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#)  
**Subject:** Oak & Vine Estate  
**Date:** Sunday, January 18, 2026 8:09:22 PM

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**FIPPA s. 22 (1)**

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Date: Jan 13 2026

Mayor and Council  
District of North Cowichan  
7030 Trans-Canada Highway  
Duncan, BC

Re: Zoning Amendment Application – 6380-2 Lakes Road (Oak & Vine Estate)  
Zb000272

Dear Mayor and Council,

I am aware that the application seeks approval for a limited number of small, well managed events per year, and I understand that these events would be subject to specific conditions related to noise, timing, parking, and overall operations.

I believe the owners have demonstrated a thoughtful and respectful approach to the property and the surrounding community. The site is well maintained, and I am confident that the proposed conditions will adequately address potential impacts and create a positive i force to the economy through much needed Agri-tourism.

I also understand that the existing A2 zoning already permits a range of uses that could generate equal or greater impacts, and I feel that this proposal represents a reasonable and balanced use of the property.

For these reasons, I support the zoning amendment and respectfully encourage Council to approve the application.

Thank you for your time

Dane Fothergill  
6648 Lakes Rd. North Cowichan, BC. V9L 5V9

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

Sent from my iPhone

**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#)  
**Subject:** Oak and vine estate  
**Date:** Sunday, January 18, 2026 8:42:38 PM

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**FIPPA s. 22 (1)**

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Mayor and Members of North Cowichan Council,

I am writing to express my opposition to the proposed Oak and Vine Estate development, particularly due to the significant impacts it would have on the surrounding neighbourhood.

The proposed use is not in keeping with the existing rural residential and agricultural character of the area. This neighbourhood is currently quiet, low-density, and valued by residents for its peaceful nature. Introducing an estate-style or event-oriented development would fundamentally change that character and disrupt the reasonable enjoyment of nearby properties.

Noise is a major concern. Activities associated with the proposal—such as events, amplified music, increased visitor presence, and extended hours of operation—would introduce ongoing noise that is incompatible with the expectations of residents who chose to live in this area specifically for its tranquility.

Traffic impacts are also troubling. Local roads are narrow, rural in nature, and not designed to safely accommodate a substantial increase in vehicle volume. Increased traffic would raise safety concerns for residents, pedestrians, cyclists, and farm vehicles, while also contributing to congestion, dust, and wear on infrastructure that is already limited.

Taken together, the noise, traffic, and scale of the proposed development make it inconsistent with the surrounding neighbourhood and an inappropriate use for this location. Approval would negatively affect the quality of life for nearby residents and set an unwelcome precedent for similar developments in rural areas.

I respectfully urge Council to consider the direct impacts on neighbours and to reject the Oak and Vine Estate proposal in order to preserve the character, safety, and livability of the community.

Thank you for your time and consideration.

Sincerely,  
Lyle Powell  
Neighbour on stamps road

**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#)  
**Subject:** Regarding Oak & Vine Estate  
**Date:** Sunday, January 18, 2026 8:42:48 PM

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To whom this may concern **FIPPA s. 22 (1)**

We live at 6536 Wicks Rd and I am writing this letter to let you know our family 100% supports Oak & Vine Estate. We are close neighbours less then 350 metres away and it does not bother us or take away from any of our enjoyment of our property whatsoever.

When my husband and I were looking around the Cowichan Valley at wedding venues there wasn't much to choose from. I wish so badly this was an option for us at the time. We had the pleasure recently to go view the venue and walk around the beautiful property that they have poured their heart and soul into. We would love nothing more then to see this lovely young family succeed in this beautiful business they have built.

I respectfully and strongly encourage council to approve this application.

Thank you  
Carly & Kevin Shillito  
6536 Wicks Rd

**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#)  
**Subject:** Letter of support for Oak & Vine  
**Date:** Sunday, January 18, 2026 9:19:32 PM

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## **FIPPA s. 22 (1)**

Dear Mayor and Council,

I'm a local flower farmer writing in support of the event venue application for Oak & Vine Estate.

As a small, seasonal business, weddings and events are a key part of how my farm stays viable. Local venues make it possible for me to sell flowers close to home, plan ahead, and grow sustainably.

Oak & Vine Estate would offer meaningful support to local farms like mine as well as many other local vendors while maintaining a well-managed rural setting. I hope Council will approve this application in support of local agriculture and small businesses.

Thank you,

Olivia Petley-Jones

Paper Moon Flower Farm

**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#)  
**Subject:** Oak and Vine estate support  
**Date:** Sunday, January 18, 2026 9:28:54 PM

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You don't often get email from [REDACTED] [Learn why this is important](#)

To whom it may concern, **FIPPA s. 22 (1)**

I am writing to express my strong support for Oak and Vine Estate, a business run by Masika May. As a lifelong Vancouver Island resident and a professional wedding photographer based in Campbell River, I believe this venue is one of the most beautiful and valuable assets we have on the island.

The wedding industry is a multi-billion dollar sector that generates significant annual revenue for our residents. Having a high-quality venue like Oak and Vine Estate is an asset not only to the local community but to the entire island. It supports a wide network of vendors from across the region, myself included. Currently, we have a very limited number of high-quality venues capable of producing the kind of world-class weddings that attract visitors from around the globe.

I fully support this business and everything Masika is trying to achieve. I see virtually no negative impact on the community or the environment; instead, Oak and Vine Estate brings prosperity and growth to the area. It would be a great loss to see such an incredible business, run by wonderful people, go away.

I urge you to continue supporting this business and the positive impact it has on our island.

Best regards,

Erin Wallis

**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#)  
**Subject:** Letter of Support for Oak & Vine as a Wedding Venue  
**Date:** Sunday, January 18, 2026 9:55:28 PM

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**FIPPA s. 22 (1)**

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Hello,

I am writing to express my strong support for Oak & Vine as a wedding and event venue in the Cowichan Valley.

I am a mobile hair and makeup artist who has worked throughout the Cowichan Valley for many years. Of all the venues I have experienced, Oak & Vine stands out as one of my favorite and most professional spaces to work in. I have been onsite many times over the years, and it consistently provides an exceptional environment for creativity, collaboration, and connection with clients. The bookings and photoshoots I complete at Oak & Vine directly contribute to my livelihood and help support my family.

Through my work, I have had the opportunity to see a wide range of venues and work alongside many venue owners. I can confidently say that Masika's dedication to Oak & Vine is unmatched. She has put extraordinary care and attention into every detail, ensuring weddings run smoothly and guests have an exceptional experience. From the moment you arrive through the gates, the atmosphere is welcoming, elegant, and thoughtfully designed. The property is perfectly set up for events and is highly sought after by future couples.

The Cowichan Valley is widely recognized as a wedding destination. Couples are drawn here by the natural beauty, charm, and sense of community. However, in recent years, several wedding venues have closed, which has been a significant loss to our local wedding and hospitality industry. We are in need of more venues—not fewer.

Many weddings hosted in the Valley bring in guests from out of town, which directly supports local hotels, guesthouses, restaurants, cafes, shops, and service providers like myself. Weddings are a meaningful economic driver for our region, and turning them away means turning away vital revenue for local businesses.

Oak & Vine is exactly the kind of venue the Cowichan Valley needs: a stunning, professionally run space that attracts couples and their guests while contributing positively to the local economy. I strongly encourage North Cowichan Council to support this venue and allow it to continue hosting weddings and events.

Thank you for your time and consideration.

Sincerely,

Tasha Prieur(Winters)

Mobile Hair & Makeup Artist

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

**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#)  
**Subject:** Oak + Vine Estate public meeting Jan. 21/26  
**Date:** Sunday, January 18, 2026 10:18:07 PM  
**Attachments:** [Oak + Vine Estate.docx](#)

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from Marilyn Braten **FIPPA s. 22 (1)**  
30-2121 Tzouhalem Rd,  
North Cowichan , BC  
V9L5J5

Marilyn Braten  
30 – 2121 Tzouhalem Road ,  
North Cowichan, B.C. V9L 5J5  
January 18, 2026

Municipality North Cowichan at “ publicmeetings@northcowichan.ca “

To: Mayor Rob Douglas

Councillor Mike Caljouw

Councillor Bruce Findlay

Councillor Becky Hogg

Councillor Chris Istace

Councillor Christopher Justice

Councillor Tek Manhas

Subject : Oak + Vine Estate

Dear Mayor + Councillors,

Please take notice of my wholehearted enthusiasm + approval for the Oak + Vine Estate. It is a much admired & needed Gem in this area of the Cowichan Valley. To have the opportunity for a Bride & Groom to celebrate their nuptials at a ‘one stop’ local venue; the Oak + Vine Estate is the ideal location. The setting is beautiful for that perfect outdoor wedding, and includes an indoor sound proof reception hall.

The one venue that was always my favorite was the Quamichan Inn. It had a beautiful location for outdoor weddings & special dinners for celebrating many different occasions. We visited there many times over a 40 year span before it burnt down in 2016. It has been very much missed. Our daughter was married there & the music played on well past 10 pm. And the neighbours never complained about noise & the doors were left wide open on a hot summer day. So in comparison, I don’t see how music contained behind closed doors in a sound proof room at the Oak + Vine would be an issue.

As a past home owner in Crofton; Lakes Road was the ‘highway’ to Duncan for us for over 29 years, at least twice a week for groceries, banking before the internet & payroll deposits, doctor visits, ER visits, Veterinary visits, our child’s participation in ballet, swimming lessons, gymnastics, etc. And I would assume Lakes Road is still the main road people use to get to Duncan from Crofton. I can remember going by the “ 22 Oaks Winery” during those years, admiring their estate, with their notices advertising wine tasting events; so having people events on that property at 6380 Lakes Rd. is nothing new. Why is it an issue now? Parking on the estate is still the same, if not better. The volume of traffic on Lakes Road is not controlled by landowners; vehicles are consistently going to be turning in + out of driveways along that road, on a daily basis, not just 10 days during the wedding season.

I don't understand how Home Owners can move into a neighbourhood without doing their research about the neighbourhood, and then proceed to complain and try to shut down a business that has been there, with permits, to operate long before they arrived. At this particular location this is the second business to hold similar public events, under MNC licences. 'Not in my neighbourhood' attitudes don't cut it anymore.

In summary, I hope that council will approve the "Oak & Vine Estate's" application for a permanent wedding venue. It will be a much valued business in the community, like many of our small businesses.

Regards

Marilyn Braten

**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#)  
**Subject:** Support!  
**Date:** Sunday, January 18, 2026 10:27:32 PM

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**FIPPA s. 22 (1)**

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To Mayor and Council,

I am writing as a neighbouring resident to express my support for the Oak & Vine Estate application to host a limited number of wedding events each year.

From my experience living nearby, the property is operated in a professional and respectful manner, with clear consideration for neighbours and the surrounding rural area. The proposed number of events is modest, well managed, and appropriate for this location.

I have not experienced any negative impacts from past events on the property. In my view, the venue is thoughtfully run and contributes positively to the local community and economy while maintaining the character of the area.

I respectfully encourage Council to support this application.

Sincerely,  
Sarah Michaluk, area resident  
Sent from my iPhone

**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#)  
**Subject:** Oak & Vine Estate  
**Date:** Sunday, January 18, 2026 11:03:25 PM

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**FIPPA s. 22 (1)**

Dear Mayor and Council,

I am writing as a community member to express my support for the event venue application for Oak & Vine Estate.

This property has been developed with incredible care and respect for its rural setting, and the proposed events are limited in number and professionally managed. Allowing a small number of events each year supports local businesses, tourism, and rural economic development while maintaining the character of the Cowichan Valley. As an individual who has planned a wedding in the Cowichan Valley, this venue would have been ideal had it been available 6 years ago.

Oak & Vine Estate has demonstrated a willingness to work collaboratively with neighbours and the municipality, and I believe this application aligns with the intent of the Official Community Plan.

I respectfully encourage Council to approve this application.

Thank you for your time and consideration.

Sincerely,

Eva Beaulieu  
North Cowichan, BC

**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#)  
**Subject:** Letter of Support for Masika Allan and Randy Westlake's application for Oak and Vine Estate  
**Date:** Monday, January 19, 2026 12:51:43 AM

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**FIPPA s. 22 (1)**

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To the Mayor and Council of North Cowichan,

As a North Cowichan resident, who lives close to the Oak and Vine Estate, I would like to express my support please for their current application to host a limited number of events each year.

In the past, when they were able to host events, I never experienced any inconvenience. From conversations with the owners in person and online, I only see awareness and respect for their neighbours. All the changes Masika and Randy have made on the Estate are very considerate of those around them. Their soundproofed barn, parking available on site, proposal of limited number of guests and early end to the night all are all examples of their thoughtfulness in their business plans. In regards to extra traffic, I cannot see it being any more than what we had during the Herd Road closures or the traffic going to businesses on Herd Road.

I believe that the Oak and Vine Estate is a greatly needed business and resource in the Valley. My thoughts are also that they will bring additional benefits to our economy. With guests coming to stay for the wedding, likely for the weekend, our local businesses will benefit.

With respect, I ask you to consider and support their application.

Michell Cherneff  
6321 Wick Rd

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

**From:** [Tricia Mayea](#)  
**To:** [Public Meetings](#)  
**Subject:** FW: Wedding/event property  
**Date:** Monday, January 19, 2026 7:42:56 AM  
**Attachments:** [northcowichan.cropped\\_a2a89ab5-6b92-4b22-90d7-e12c8e89e211.jpg](#)  
[facebook\\_32x32\\_0aab4201-ca9c-4b33-ba67-e37ca69df0ad.png](#)  
[instagram\\_32x32\\_99fdf77c-075c-4538-8731-c9944946bf37.png](#)  
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[sociallogooforcode2emailsignature\\_51840a98-e3b8-4512-8026-45e5a5b90a24.png](#)

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**Tricia Mayea**

Manager, Legislative Services | Corporate Officer  
Legislative Services  
T: [250-746-3125](tel:250-746-3125)  
E: [tricia.mayea@northcowichan.ca](mailto:tricia.mayea@northcowichan.ca)



Municipality of North Cowichan  
7030 Trans-Canada Highway  
North Cowichan, BC V9L 6A1 | Canada  
[www.northcowichan.ca](http://www.northcowichan.ca)



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**From:** Laurie Schmidt [REDACTED] **FIPPA s. 22 (1)**  
**Sent:** Saturday, January 17, 2026 10:10 AM  
**To:** Council <[council@northcowichan.ca](mailto:council@northcowichan.ca)>  
**Subject:** Wedding/event property

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

Dear Council Members:

**FIPPA s. 22 (1)**

I would like to express my strong support for Oak & Vine Estate and their application to obtain a permit to host events.

The Cowichan Valley greatly benefits from venues like this. Many young adults currently leave our community to find suitable and beautiful locations for their weddings, and Oak & Vine Estate would help keep those celebrations—and the associated economic benefits—local. Supporting small businesses such as this is essential to fostering sustainable economic growth within our community.

I respectfully encourage your assistance in helping Masika complete the permit application and approval process.

**Thank you for your time and consideration.**

**Laurie Schmidt**

**Sent from Gmail Mobile**

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

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**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#)  
**Subject:** Zoning Amendment Bylaw No. 4030 (2 – 6380 Lakes Road)  
**Date:** Monday, January 19, 2026 8:12:14 AM  
**Attachments:** [Zoning 4030.docx](#)

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**To:** Mayor and Council **FIPPA s. 22 (1)**

The January 7, 2025 article in the Cowichan Citizen regarding the re-zoning application for 2-6380 Lakes Road caught my attention. I am therefore writing to express and please have noted my opposition to the above written zoning amendment scheduled for Public Hearing on Wednesday, January 21, 2026.

The primary reason for my opposition is my interest in the misuse of farmland in North Cowichan.

A wedding or special occasion venue would quickly become the main activity and likely override any existing or future potential farming on this property. The Staff recommendation to Zoning Amendment Bylaw No. 4030 is based on “the income is necessary to supplement agricultural operations”.

Should this Bylaw pass and be approved by Mayor and Council then 2-6380 Lakes Road will become yet another Commercial business hiding behind the noble and honest sector of agriculture when no one is actually intending to grow anything of value. In my opinion North Cowichan is not doing enough to protect farming and ensure farmlands are being used for their intended purposes.

If the owners truly intended to farm, then they should have considered the venue footprint along with its 60-stall parking area taking up valuable land. Revenues would not be supplementing farming income. Weddings and events would quickly become the main source of income and farming would be lost. I request Council to reject this application and consider the precedent it would set for future rezoning requests under the guise of farming.

Kind regards,  
Ingrid Lehwald  
7575 Mays Road, North Cowichan

To: Mayor and Council

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Kind regards,

Ingrid Lehwald

7575 Mays Road, North Cowichan

**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#)  
**Subject:** Oak and Vine  
**Date:** Monday, January 19, 2026 10:38:39 AM

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**FIPPA s. 22 (1)**

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I am writing this short letter to offer my full support for the Oak and Vine wedding venue. As a neighbour only a few houses away, I have to say nothing about this venue has ever caused me concern. With the soundproofing I hear no noise. There aren't enough vehicles to cause road concerns. I know they have worked very hard to make this dream come true and love the idea of entrepreneurship they are showing. Our town needs to support local businesses. I am 100% behind this beautiful wedding venue and hope for the right outcome.

Debra Ludvigson  
6344 Lakes Rd.  
Sent from my iPad

**From:** [Tricia Mayea](#)  
**To:** [Public Meetings](#)  
**Subject:** FW: Zoning Amendment Bylaw No. 4030 [2-6380 Lakes Road]  
**Date:** Monday, January 19, 2026 11:20:06 AM  
**Attachments:** [northcowichan.cropped\\_a2a89ab5-6b92-4b22-90d7-e12c8e89e211.jpg](#)  
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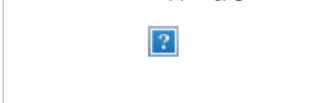
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Do not include the photos.

**Tricia Mayea**

Manager, Legislative Services | Corporate Officer  
Legislative Services  
T: 250-746-3125  
E: [tricia.mayea@northcowichan.ca](mailto:tricia.mayea@northcowichan.ca)

NorthCowichan.cropped.jpg



Municipality of North Cowichan  
7030 Trans-Canada Highway  
North Cowichan, BC V9L 6A1 | Canada  
[www.northcowichan.ca](http://www.northcowichan.ca)



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**From:** Nancy Dower  **FIPPA s. 22 (1)**

**Sent:** Monday, January 19, 2026 11:15 AM

**To:** Rob Douglas <[rob.douglas@northcowichan.ca](mailto:rob.douglas@northcowichan.ca)>; Christopher Justice <[christopher.justice@northcowichan.ca](mailto:christopher.justice@northcowichan.ca)>; Council <[council@northcowichan.ca](mailto:council@northcowichan.ca)>; Bruce Findlay <[bruce.findlay@northcowichan.ca](mailto:bruce.findlay@northcowichan.ca)>; Chris Istace <[chris.istace@northcowichan.ca](mailto:chris.istace@northcowichan.ca)>; Mike Caljouw <[mike.caljouw@northcowichan.ca](mailto:mike.caljouw@northcowichan.ca)>; Tek Manhas <[tek.manhas@northcowichan.ca](mailto:tek.manhas@northcowichan.ca)>; Becky Hogg <[becky.hogg@northcowichan.ca](mailto:becky.hogg@northcowichan.ca)>

**Subject:** Zoning Amendment Bylaw No. 4030 [2-6380 Lakes Road]

Dear Mayor and Council,

If I weren't in Patagonia, I'd be speaking at the Public Hearing against the Oak and Vine application for a business license.

The land is NOT in the ALR, hence does not have the same oversight/restrictions that Birds Eye Cove Farm wedding venue has such as a 24 hour limit on events and a total limit to the number of events.

I attended the Agricultural Advisory Committee Meeting when this was discussed. The committee did not endorse this proposal, recognizing the lack of enforcement. The vineyard has not produced wine in years, but acted as a stage set for the weddings. Some committee members suggested that rather than the wedding income supporting the agricultural use of the land, the "farm" location enhanced the wedding business. The vines look pretty but have generated no product in years.

This is not an appropriate land use in a residential neighbourhood - other venues of this type are on much larger properties that provide more buffer from the impacts a venue like this has.

Please deny this application.

PS. The argument that they have put significant money into this project holds no weight with me. No savvy business person would have done that

without a guarantee in advance. Don't reward poor financial planning.

**Nancy Dower**

**MD PhD FRCPC**

**Paediatrician/Haematologist (retired)**

**Turkey Farmer**

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

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**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#)  
**Subject:** Zoning Amendment Bylaw No. 4030 (2-6380 Lakes Road)  
**Date:** Monday, January 19, 2026 11:25:10 AM

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To Mayor and Council of North Cowichan.

I am writing in opposition to Zoning Amendment Bylaw No. 4030 (2-6380 Lakes Road)

I am familiar with the property as I attended the open house offered to visitors last year. In addition to wanting to see firsthand what the venue proposal was it was also interesting from the perspective of having worked at two local vineyards.

In viewing the property, I saw that this was not a healthy or cared for vineyard. Grapes were approaching full growth and an attempt at netting had been made but not secured properly allowing birds access to the vines and grapes. Advertising of the venue indicates that wedding guests can wander in the vineyard. At minimum, these two issues create a biosecurity risk to the many local and seriously farmed vineyards. This land is not being farmed, rather the vineyard seems to function as a prop for a wedding venue.

Upon reaching the main wedding building I was quickly asked to sign a form indicating that I was in support of the venue. I had not yet determined I was in support and although it was made awkward, I did not sign and neither did the person who accompanied me. The claim that all who attended the open house signed in support is incorrect nor that they were aware they were doing so.

Although the property contains much vegetation it was easy to see that noise will be a significant issue for surrounding neighbours. It would be naïve to think that weddings during the three summer months would be enclosed inside. Doors will be open, music will be playing and people will be wandering, laughing and conversing as one would expect at a wedding. There will be significant noise from traffic, set up, tear down, and partying, from early in the day until guests finally leave sometime after 11pm.

The proponent is asking for permission to host ten weddings per year in addition to other events. What does that mean? Is there a number attached to other events? Is a wedding or an event restricted to a 24-hour period? We learned at the open house that wedding couples or participants could book accommodation the day before the wedding for rehearsal. Does this count as two 24-hour events? I can see no definition of this in the public information.

At the open house I observed the new building construction at the back of the property. This has been described in social media as a lounge. It has also been described as farm equipment storage, auto storage, and office space. What is the permitted use of this two-story building with dormer windows and a large posterior upper floor outdoor deck?

Municipal staff have determined the need for a left turn lane into the venue. This left turn lane is only for the benefit of the operators of the property and is not necessary under the current use. The cost of this road variation should be borne by the owners of the property and not already pressured North Cowichan residents.

I am aware that this property operated wedding events under a temporary permit in the past. It was observed and documented by many neighbours the numerous incidences of non-adherence to the rules and restrictions. At that time there was no oversight available from the Municipality to ensure this did not happen. It has now been proposed that a Good Neighbour Agreement be put in place. This provides no assurance given past behaviour. The agreement holds no weight. It collapses at the proponent's discretion. It disappears upon the sale of the

property. Staff indicate that the proponents need the security of a permanent permit. The recent media post I observed indicated that weddings were already booked and there were few dates remaining this season. Security seems not to be an issue for the proponents but certainly is for concerned neighbours who will have no concrete rules and restrictions in place with this change in zoning.

In closing, thank you for the opportunity to express my thoughts, concerns and opposition. I have read each letter available to date regarding this zoning amendment. The majority in support are not homeowners or persons who will be affected by a change in zoning. Many of them do not live locally or even within the Province. Those should not carry equivalent weight to the homeowners whose peaceful enjoyment and value of their property will be adversely affected by this zoning change. These people did not buy a home next to a wedding venue. A wedding venue is trying to disrupt an established residential neighbourhood.

Linda Hicks  
6027 Kasper Road, North Cowichan

**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#)  
**Subject:** Bylaw Opposition  
**Date:** Monday, January 19, 2026 12:24:22 PM  
**Attachments:** [bylaw opposition Lakes Rd.pdf](#)

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Karen Dods  
2276 Woodland Pl.  
Duncan, BC  
V9L 5V6

January 16, 2026

To the Mayor and Council

Re: Zoning Amendment Bylaw No. 4030 (2-6380 Lakes Rd)

As a direct neighbour I am writing in regard to my opposition to the application for a zoning amendment bylaw for the fore mentioned address. Folder #ZB000272.

The 5.4 acre property is located in a residential area with many homes bordering within close proximity to the property. The owner is comparing the property too much larger venues with 21+ acres, which have few homes surrounding them. These include- Birds Eye Cove Farm, Maple Grove and Keating Farm to name a few. The commercial nature of a wedding venue would make the property an "isolated commercial zone" and wouldn't be compatible with the residential character of the area.

The increase in traffic on event days will be a safety issue. The speed on Lakes Rd at present is 60K and as a resident who frequently walks with a group of ladies, we witness the speed of which vehicles travel and it is well above posted speed. As it is a very busy road already, to add extra volume will increase the potential for accidents. If the application is approved, road work that has been recommended must be done to ensure that a the safety of those using the road isn't sacrificed for the financial gains of the applicant.

The noise would be another issue. For the neighbours within meters of the property, how can they have the quiet enjoyment of their property with loud music playing especially during the evenings and late hours. Events are to be held in a sound proof building according to owner but on a hot summer evening how would they stop guests from opening doors and going outside to smoke and get some air? And would guest want to be confined in a closed building for hours on end during the summer?

The number of guests is limited to eighty but how is that to be enforced, we all know how numbers can easily be inflated. Is owner offering safe rides home for guests who consume to much alcohol?

What about the issue of increased water consumption? Is there available water supply for both general use and to guard against fire suppression?

So please consider these impacts and deny this application.

Sincerely,  
Karen Dods

**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#)  
**Subject:** Zoning Amendment Bylaw No. 4030 - #2-6380 Lakes Rd.  
**Date:** Monday, January 19, 2026 12:02:49 PM

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**FIPPA s. 22 (1)**

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Dear Mayor and City Council,

I am writing to express my support for the zoning amendment bylaw no. 4030 for #2-6380 Lakes Rd..

In prior years when this subject property was allowed to hold a few weddings, my house, which probably is located closer to the wedding venue than #1-6380, could barely hear anything throughout the evening. I have seen the work that was put into the building to minimize noise and I can say with confidence that noise is not a problem.

Also I know that there are some concerns about traffic. Has anyone ever been to a wedding where all guests arrived or left at the same time??? We get way more traffic from the ferry arriving at Crofton than there ever was in any of the prior events held at this location. Also they have more than enough parking spaces on their property to accommodate all their guests.

I truly hope that this amendment can be passed so that Randy and Masika can begin to hold these wedding events. It has been held up for way too long.

Sincerely,

- Lingan Chua -  
1-6368 Lakes Road.