


**WRITTEN SUBMISSIONS PACKAGE (2)**  
**for**  
**Zoning Amendment Bylaw No. 4030, 2025**  
**2-6380 Lakes Road**  
**(Updated January 20, 2026 at 1:00 p.m.)**

**Public Comments Received / Recorded After Public and Statutory Hearing Agenda Published, con't**

1. Email dated January 19, 2026 from Susi Jorgensen - Opposed
  2. Letter received January 19, 2026 from from Nick Caumanns - Opposed
  3. Email dated January 19, 2026 from Amrit Powell - Opposed
  4. Email dated January 19, 2026 from Sophie Rooke (Jones) – In Support
  5. Email from Lee-Anne Marshall & Craig McKay - In Support
  6. Email dated January 20, 2026 from Peter Culligan - Opposed
  7. Email dated January 20, 2026 from Mary-margret Degraaf - In Support
  8. Email and letter dated January 20, 2026 from Olivia Boudreau, Adage Studio - Opposed
  9. Email dated January 20, 2026 from Doyle Childs - Opposed
  10. Email dated January 20, 2026 from Sam Robins & Diana Sly - Opposed
- 

**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#)  
**Subject:** Fwd: Public Hearing January 21, 2026 / Zoning Amendment No. 4030 at 2-6380 lakes rd.  
**Date:** Monday, January 19, 2026 1:07:26 PM

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Sent from my iPhone **FIPPA s. 22 (1)**

Begin forwarded message:

**From:** Susi Jorgensen <[REDACTED]> **FIPPA s. 22 (1)**  
**Date:** January 17, 2026 at 1:32:20 PM PST  
**To:** [publicmeeting@northcowichan.ca](mailto:publicmeeting@northcowichan.ca)  
**Subject:** Fwd: Public Hearing January 21, 2026 / Zoning Amendment No. 4030 at 2-6380 lakes rd.

Sent from my iPhone

Begin forwarded message:

**From:** Susi Jorgensen [REDACTED] **FIPPA s. 22 (1)**  
**Date:** January 15, 2026 at 8:13:37 PM PST  
**To:** [publicmeeting@northcowichan.ca](mailto:publicmeeting@northcowichan.ca)  
**Subject:** Public Hearing January 21, 2026 / Zoning Amendment Oak & Vine

Dear Mayor and Council,

My name is Susi Jorgensen and I live at 6367 Woodland Drive. I am apposed to the zoning amendment for Oak and Vine. I previously spoke at the council meeting on December 17, 2025. This letter will recapture what I spoke about that evening.

There are numerous reasons why I can't support this rezoning amendment but I will stick to the key points which reflect my opposition. First off, my back patio is 135 meters from the event barn and previously when events were on, I could hear the noise. When the new building was constructed this summer, I could clearly make out conversations and hear their music. Sound

travels easily outdoors and there are no significant barriers as it's a wide open field behind us and a straight shot to our yard.

The summertime is a beautiful time of year to spend gardening, or relaxing outside with friends and family. It is undoubtedly prime season for weddings. We moved here 7 years ago and the attraction was the peaceful neighbourhood and rural setting North Cowichan offers. I would like to continue to enjoy my beautiful yard and long summer evenings.

I also have fire concerns, as last time when the TUP was in place, I saw people smoking behind the event barn. A fire can easily start and with every year getting drier it becomes more dangerous. The field behind us has long grass that is not mowed and large piles of dead broom. Dry vegetation and low moisture is fuel to ignite a

smouldering butt. Watering restrictions also affect this during our hot summer months in the Valley. The reality is, people tend to be less cautious as well when drinking.

The applicant has made many promises before and broken them as noted when the TUP was in place. If this approval was granted, what would ensure that that these promises made will actually be enforced? This all seems very wide open and no clear rules. I'd be very concerned as a municipality. I hardly think a Good Neighborhood agreement will hold any weight, especially because it's voluntary. I also think controlling wedding attendees is overly ambitious on the part of the applicant and having them stay inside a sound proof barn all evening on a hot summer night is unreasonable. They simply won't do it!

There are many other issues that come to mind.... Road safety on lakes road, drinking and driving, small property size, permanent nature of venue, disruption to working farms, resale of surrounding properties, possible absent owners....the list continues..

In closing, the applicant purchased this property knowing full well, that it was not zoned to fulfill her dream of

having a wedding business. I do not think a wedding and events centre is a compatible use of property in a residential neighborhood. Many have forgotten that this is a LAND USE ISSUE. This is not meant for this land and not in this neighbourhood. Plenty of large sized properties in the Cowichan Valley that are very much suited for these type of events where people will not be disturbed.

Please think long and hard and do not grant this zoning amendment.

Sincerely,

Susi Jorgensen

**Nick Caumanns, 6356 Woodland Drive, Duncan, BC , V9L 5V6**

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

Via Email:

[publicmeetings@northcowichan.ca](mailto:publicmeetings@northcowichan.ca)

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

[planning@northcowichan.ca](mailto:planning@northcowichan.ca)

Re: Objection to Zoning Bylaw Amendment Application ZB000272 – Site-Specific  
Permission for Events at 2-6380 Lakes Road (Strata Lot 2, Plan VIS6242)

Dear Mayor Douglas and Members of Council,

As a long-term resident of 6356 Woodland Drive, near the subject property, I write to express my profound objection to the proposed Zoning Bylaw Amendment ZB000272. This application, submitted by Randy Westlake and Masika Allan of Oak & Vine Estate on April 25, 2025, seeks site-specific textual amendments to the A2 (Rural) zone to permit "gathering for an event," including 15 paid events annually (up to 80 guests, concluding at 11:00 PM with soundproofing after 9:00 PM) and 5 complimentary community events.

While I appreciate the applicants' entrepreneurial spirit and their stated intent to sustain agricultural operations, the proposal raises significant concerns rooted in the property's history of provisional operations under temporary use permits (TUPs), the foreseeable risks to residents' enjoyment of their properties, and a broader philosophical inequity when contrasted with analogous rural enterprises in our community.

Drawing upon the principles enshrined in the Local Government Act (RSBC 2015, c. 1) [LGA], North Cowichan's Official Community Plan (OCP) Bylaw No. 3900 (as amended 2024), and Zoning Bylaw No. 2950 (consolidated September 2025), I urge Council to reject this amendment. It contravenes the OCP's mandate to preserve rural tranquility and agricultural primacy, imposes undue burdens on neighboring residents without commensurate local benefits, and perpetuates a pattern of non-compliance observed in prior operations. My arguments are framed not only in technical legal terms but also through a philosophical lens, emphasizing the community's right to equitable land use that prioritizes resident welfare over external commercial interests.

**1. Historical Issues with Provisional Operations: A Pattern of Non-Compliance and Community Disruption**

The property's previous operations under TUPs (e.g., TUP00027, as referenced in municipal records and opponent notices) have demonstrated a troubling disregard for regulatory conditions, underscoring the risks of granting permanent zoning relief. Under LGA s. 493(2)(b), TUPs impose enforceable conditions to mitigate impacts, yet reports from neighbors and municipal enforcement logs indicate repeated breaches, including excessive noise levels exceeding the Noise Control Bylaw's 50 dB threshold after 10:00 PM, unauthorized event extensions beyond permitted hours, and inadequate traffic management leading to congestion on Lakes Road.

These violations align with LGA s. 459(1)(c), which empowers local governments to enforce permits through inspections and orders, but the applicants' history suggests a propensity for non-adherence that erodes community trust. For instance, the 2024 site plan (Entire Property) reveals event areas proximate to residential boundaries (within 50 meters, per survey measurements), amplifying disturbances that have previously prompted complaints to Bylaw Services. Granting a permanent amendment under LGA s. 479 would entrench these issues without the temporal safeguards of a TUP (renewable only once per s. 497(2)), potentially violating LGA s. 470(1)(b)(ii), which restricts post-hearing alterations that defeat bylaw intent. Council must consider this track record, as precedents in BC (e.g., Fraser Valley Regional District v. Winery Owner, 2022 BCSC, where repeated TUP violations led to permanent denial) illustrate that historical non-compliance justifies rejection to protect public interest.

**2. Prospective Risks to Resident Enjoyment of Property: Undue Burdens on Rural Quality of Life**

Looking forward, the proposal poses substantial risks to the peaceful enjoyment of neighboring properties, contravening the OCP's core objective to maintain "acceptable levels of noise, disturbance, and traffic" in rural areas (s. 8.4.2). The 2025 site plan (Strata Lot 2) positions the proposed event venue—a covered patio and outdoor ceremony area—adjacent to residential lots and Lakes Road, facilitating amplified sound, vehicular emissions, and light pollution from up to 15 events annually. Under LGA s. 458(1)(b), zoning amendments must not impose unmitigated harms; here, events concluding at 11:00 PM (with guests vacating by 11:30 PM) would disrupt rural serenity, particularly for families and elderly residents reliant on quiet evenings.

## **Nick Caumanns, 6356 Woodland Drive, Duncan, BC , V9L 5V6**

Moreover, the rationale's admission of alcohol service heightens safety concerns, including impaired driving on a narrow rural road lacking sidewalks or lighting, potentially violating OCP s. 10.3 (environmental and safety protections). Property values could depreciate due to chronic disturbances, as evidenced by real estate studies in similar BC rural contexts (e.g., Cowichan Valley appraisals noting 5–10% reductions near event venues). LGA s. 542(1)(c)(iii) (analogous to variance powers) prohibits approvals that "substantially affect the use and enjoyment of adjacent land"; this proposal does precisely that, meriting denial to safeguard resident rights under common law nuisance principles (e.g., \*Sutherland v. Canada (Attorney General)\*, 2002 BCCA 416, affirming resident protections against commercial intrusions).

### **3. Inequitable Community Benefit Compared to Local Analogues**

Beyond technical grounds, the proposal warrants rejection on a philosophical basis: it prioritizes external commercial gain over local resident welfare, contrasting sharply with analogous rural operations that genuinely serve the community. Consider the Italian Kitchen & Deli at Grove Hall Farms (6159 Lakes Road), a roadside facility on a comparable agricultural property that has established a commercial ancillary operation offering farm-sourced and external products, including takeout meals, pastas, and Italian specialties. Unlike the proposed event venue, the Deli functions as a walkable or bikeable community hub, fostering social gatherings and providing essential services to surrounding residents—many of whom can access it without vehicular travel, reducing environmental strain and enhancing neighborhood cohesion. While it serves passersby, these are predominantly from the extended Cowichan community, creating a symbiotic relationship that aligns with OCP s. 8.1's emphasis on balanced economic development supporting local vitality.

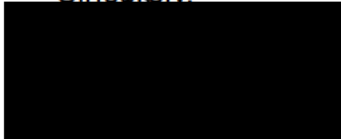
In stark contrast, the event venue would primarily cater to non-residents—wedding parties from the broader region, Vancouver Island, or even the Lower Mainland—as conceded in the applicants' rationale, which highlights demand from afar due to BC's venue shortages. This external focus imposes burdens (noise, traffic) on locals without reciprocal benefits, violating the philosophical underpinning of rural zoning: land use should enhance, not erode, community fabric. LGA s. 471(1) frames OCP objectives as guiding "planning and land use management" for local purposes; approving a service for outsiders while locals bear the costs undermines this ethos. Precedents like the denial of similar non-local tourism expansions in the Sunshine Coast Regional District (2023, citing community inequity) reinforce that Council should reject proposals lacking tangible resident value.

**Nick Caumanns, 6356 Woodland Drive, Duncan, BC , V9L 5V6**

In conclusion, the amendment's history of provisional non-compliance, prospective risks to property enjoyment, and especially the philosophical misalignment with community-serving precedents strongly compel its denial.

I respectfully urge Council to uphold the integrity of rural zoning for the benefit of all residents and deny this application.

Sincerely,

A large black rectangular redaction box covering the signature area.

**FIPPA s. 22 (1)**

Nick Caumanns

A black rectangular redaction box covering the signature area.

**FIPPA s. 22 (1)**

\*\*Please add this submission as public comment to the file containing the above mentioned matter.

**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#)  
**Subject:** Oak & Vine  
**Date:** Monday, January 19, 2026 11:29:09 AM

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**FIPPA s. 22 (1)**

To Mayor and Council,

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

I currently reside nearby this address on Stamps Road and want to provide my support to those immediate neighbours opposed to the amendment.

A neighbourhood is defined as a district, forming a community within a town or city. I do not agree that the interests of one property owner should inconvenience and disrupt the other families living within the neighbourhood community. It was made abundantly clear at the previous council meeting that most of the adjacent property owners are opposed to this amendment. This should be given serious consideration. To change the dynamic of this rural and peaceful community neighbourhood would seriously impact the quality of life of these community members. Why should one family be given special consideration?

I appreciate the efforts made by Oak and Vine to appease neighbours and provide as much certainty that these events would be quiet and respectful, but the facts remain. This property is not within ALR, most neighbours are opposed to the amendment, events in the past have caused disruption and most importantly, to make a permanent decision about the land use of this property may have serious implications in the long term.

I am feeling discouraged time and time again by council decisions. It feels as though certain councillors have already made their decision regardless of how the community feels. I am aware the applicant has used their social media influence to gather support providing easy templates for people to fill in and send. I don't believe this is credible. I think land use decisions should be taken seriously and the community members within the neighbourhood itself should be given special consideration. The applicant has also started an online petition - online petitions lack legitimacy. The petition opposed to the amendment had actual signatures from residents of the neighbourhood.

I urge council members to think long and hard before making any drastic decisions about land use in a rural, residential area where many of the neighbours are opposed.

Sincerely,

Amrit Powell  
Stamps Road, North Cowichan  
Written by me, not AI

**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings; Council](#)  
**Subject:** Oak & Vine Estate  
**Date:** Monday, January 19, 2026 3:59:08 PM

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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,  
Mrs. Jones

**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#)  
**Cc:** [REDACTED] **FIPPA s. 22 (1)**  
**Subject:** zb000272  
**Date:** Monday, January 19, 2026 6:39:23 PM

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**FIPPA s. 22 (1)**

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Hello, my name is Lee-Anne Marshall. My husband, Craig McKay, is currently away for work, so we prepared these notes together before he had to leave.

Craig and I live in the house closest to Masika and Randy, within the same Strata property. We moved to this home in May 2024 with full knowledge that we were moving next to a wedding venue that held ten weddings a year. Honestly, we found the idea quite charming, as it is a beautiful property with a barn, a pond, a vineyard, and views of Mt. Tzouhalem and Quamichan Lake.

If the weddings were to create a disturbance of the peace, it would affect us more than anyone else. So far, Randy and Masika have been completely transparent regarding their future plans for the wedding venue and the property overall. They have made significant upgrades to the fencing and the entranceway to the vineyard; they replaced the old, wasteful irrigation systems with an efficient new system; and they have improved the vineyard through transplanting and the propagation of new vines. They have also created beautiful new lavender fields in areas where the old vines were not thriving.

We have regular Strata meetings where we are kept fully informed of any construction or changes to the property. We see these updates as enhancing the beauty and overall appeal of the North Cowichan Valley as seen from Lakes Road.

Masika has always provided us with advance notification prior to any open houses or family gatherings. Other than a small increase in traffic on our shared driveway, we have heard absolutely nothing. For instance, there was a realtor gathering this past Christmas; that evening, we sat out on our open deck and heard no noise at all. The only evidence of a gathering was the visible lights inside the venue.

We are fully aware that during wedding events, there will be increased vehicle traffic and more people on the acreage. While this might be a slight inconvenience, we understood when we purchased our home that this was "part and parcel" of buying into this specific Strata.

Craig and I enjoy a positive and peaceful relationship with all our neighbours. We trust that the weddings will not create a significant disturbance for us, and that should an incident occur, it will be swiftly addressed.

[REDACTED]

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**From:** Peter <[REDACTED]> **FIPPA s. 22 (1)**  
**Sent:** Tuesday, January 20, 2026 6:58 AM  
**To:** Public Meetings  
**Subject:** Zoning amendment 4030

**FIPPA s. 22 (1)**

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

Zoning Amendment No. 4030 at 2-6368 Lakes Rd

My name is Peter Culligan and I live at 6367 Woodland Dr.

I am opposed to the zoning amendment for the Oak and Vine property.

I do not believe the wedding and events centre is a compatible use for this property in a residential neighbourhood.

My opinion is based on the noise created at such events and the applicants inability to follow bylaw regulations in the past when there was a temporary permit in place.

Equally important is the risk to traffic safety in North Cowichan due to the increased congestion along Lakes Rd.

Although the posted speed along Lakes Rd is 60km/h, 85% of the traffic travels at 78km/h.

The combination of increased traffic volumes, speeding, alcohol consumption at the wedding events, no left turning lane into the Oak and Vine property, increase the possibility of traffic accidents.

The municipal engineers have recommended a left turning lane be completed prior to granting of the zoning application

The engineering reports were based on traffic speeds of 60km/h and 70km/h not the actual traffic speed of 78km/h, there by making a left turning lane even more imperative.

Simply minor shoulder widening as per option C in the municipal engineer report or no road work of any kind as outlined in the private traffic report commissioned by the applicants require ongoing monitoring of conditions and installation of turning lane if safety concerns arise.

The traffic safety concerns will become evident when accidents occur.

Why are we not being more proactive as a community in this regard.

Thank you

**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#)  
**Subject:** Oak & Vine Estate Application  
**Date:** Tuesday, January 20, 2026 9:16:59 AM

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**FIPPA s. 22 (1)**

Dear Mayor and Council,

I am writing to share my support for the event venue application submitted by Oak & Vine Estate.

The property has been thoughtfully developed in a way that respects its rural surroundings, and the proposed use is modest in scale, with a limited number of well-managed events each year. This approach strikes a balance between preserving the character of the Cowichan Valley and supporting local tourism, small businesses, and the rural economy.

From what I have seen, Oak & Vine Estate has made genuine efforts to work collaboratively with both neighbouring properties and the municipality. In my view, the application is consistent with the goals and spirit of the Official Community Plan.

I respectfully ask that Council consider approving this application.

Thank you!

Kind Regards,

-Mary-margret Degraaf

**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#); [Rob Douglas](#); [Mike Caljouw](#); [Bruce Findlay](#); [Becky Hoqq](#); [Chris Istace](#); [Christopher Justice](#); [Tek Manhas](#)  
**Subject:** Opposition - Proposed Zoning Amendment Bylaw No. 4030 ( 2 6380 Lakes Road, Duncan, BC)  
**Date:** Tuesday, January 20, 2026 10:12:38 AM  
**Attachments:** [image001.jpg](#)  
[Olivia Boudreau - Opposition to Oak and Vine Application.pdf](#)

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

I am unable to attend the public hearing with regard to speak regarding **Proposed Zoning Amendment Bylaw No. 4030 ( 2-6380 Lakes Road, Duncan, BC)** . Please find the letter attached and below my official response to the application.

Thank you for your consideration

Olivia Boudreau  
2265 Woodland Drive  
Duncan BC V9L 5V6

North Cowichan Mayor and Council

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

Dear Council Members,

I am writing to formally express my opposition to the proposed zoning amendment that would permit permanent weddings and commercial events at 6380 Lakes Road. My residence is approximately 180 meters from the subject property, and while I had planned to attend the public hearing on January 21st, work obligations prevent me from participating in person.

As a female small-business owner in the Cowichan Valley for the past 20 years, I understand the challenges involved in starting and maintaining a successful business, including the importance of navigating zoning regulations. Each time I secured a new location in either North Cowichan or the City of Duncan, one of my first steps was to confirm that the intended use aligned with existing zoning. This is essential not only for business success, but also for ensuring compatibility within the surrounding community.

While the Oak and Vine venue is undeniably beautiful and well-suited to weddings, it is simply too close to neighbouring residences. Our neighbourhood embraces the sounds of rural life such as farm equipment, lawnmowers, and children at play, but it becomes quiet and peaceful in the evenings. Despite the venue's soundproofing efforts, the most disruptive noise occurs when the doors open, when guests step outside for a breath of fresh air, when they take a moment to move outside to avoid the loud noise inside and have a conversation with friend, and when attendees leave at the end of the night. We can all agree when alcohol is involved, volume of voices go up. Great memories are formed but rarely are they formed quietly. These intermittent bursts of noise routinely disturb our sleep during summer months, and the proximity of the venue to our home exacerbates these impacts.

I believe that reasonable compromise is both possible and necessary. I respectfully request that Council consider the following adjustments:

**1. Liquor Licence Requirement**

That the applicant be required to hold their own liquor licence, thereby assuming full responsibility for compliance with liquor regulations.

**2. Event Frequency Limits**

That the number of permitted events be capped at 10 per year, with a limit of one event per calendar month to avoid consistent weekend disruptions during the summer.

**3. Restricted Operating Hours**

That events be limited to daytime or early evening ceremonies only, with receptions taking place at locations already appropriately zoned. An event end time of 6:00 p.m. would help preserve the peace and quiet that residents expect in the evenings.

Additionally, current packages advertised by the venue on their website include three-day bookings, meaning that 10 events equate to 30 days of increased traffic, noise, and activity. This impact should be carefully considered.

**4. Temporary Use Permit Instead of Permanent Rezoning**

That this application proceeds as a Temporary Use Permit rather than a permanent zoning change, which would allow the community and Council to evaluate actual impacts rather than granting long-term approval.

**Conclusion**

My objection is not to weddings, nor to small businesses. It is about ensuring fairness, maintaining planning integrity, and protecting the quiet rural environment that led many of us to choose this neighbourhood. Approving this rezoning would permanently alter the

character of our area and undermine the intent of zoning throughout North Cowichan. I urge Council to consider the long-term consequences of this decision and to prioritize the feedback provided by the community that is actually surrounding the venue over those that are not within a one-kilometre radius of the venue.

Thank you for your time and consideration.

*Olivia Boudreau*



*540 Cairnsmore Street, Duncan, B.C*

Olivia Boudreau  
2265 Woodland Drive  
Duncan BC V9L 5V6

North Cowichan Mayor and Council

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

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As a female small-business owner in the Cowichan Valley for the past 20 years, I understand the challenges involved in starting and maintaining a successful business, including the importance of navigating zoning regulations. Each time I secured a new location in either North Cowichan or the City of Duncan, one of my first steps was to confirm that the intended use aligned with existing zoning. This is essential not only for business success, but also for ensuring compatibility within the surrounding community.

While the Oak and Vine venue is undeniably beautiful and well-suited to weddings, it is simply too close to neighbouring residences. Our neighbourhood embraces the sounds of rural life such as farm equipment, lawnmowers, and children at play, but it becomes quiet and peaceful in the evenings. Despite the venue's soundproofing efforts, the most disruptive noise occurs when the doors open, when guests step outside for a breath of fresh air, when they take a moment to move outside to avoid the loud noise inside and have a conversation with friend, and when attendees leave at the end of the night. We can all agree when alcohol is involved, volume of voices go up. Great memories are formed but rarely are they formed quietly. These intermittent bursts of noise routinely disturb our sleep during summer months, and the proximity of the venue to our home exacerbates these impacts.

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### **Conclusion**

My objection is not to weddings, nor to small businesses. It is about ensuring fairness, maintaining planning integrity, and protecting the quiet rural environment that led many of us to choose this neighbourhood. Approving this rezoning would permanently alter the character of our area and undermine the intent of zoning throughout North Cowichan.

I urge Council to consider the long-term consequences of this decision and to prioritize the feedback provided by the community that is actually surrounding the venue over those that are not within a one-kilometre radius of the venue.

Thank you for your time and consideration.

Sincerely,

Olivia Boudreau

**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#)  
**Subject:** Oak & Vine  
**Date:** Monday, January 19, 2026 3:34:10 PM

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**FIPPA s. 22 (1)**

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I'm am writing regarding this application:

- Commercial event space at #2 – 6380 Lakes Road (Oak + Vine), which would allow up to 10 events per year with no more than 80 guests per event. Additional requirements include widening the road to support increased traffic and entering into a Good Neighbour Agreement with the municipality. Earlier in the meeting Careen Unguran presented a petition against the zoning amendment containing 37 signatures from adjacent neighbours.

I want to say that I'm a strong proponent of businesses in general. Small businesses in particular are the backbone of our community. I also want to say that property ownership and property ownership rights are also one of the pillars of our society.

I'm not directly impacted by this property and the proposed operation of a wedding venue at the site. However, I do believe that the voices of many of the neighbours who are or will be impacted are not being treated fairly.

I have some questions:

1. There is nowhere in the Official Community Plan that provides for creating this type of use in a rural residential area. Why is the official community plan being ignored?
2. The proposal is to allow 10 events per year. What is the definition of an Event? Is it a 24 hour period? A weekend event? A week-long family gathering could be an event.
3. How did a sound proof building capable of hosting large events get North Cowichan building permit approval? Will there be a requirement for the doors to be closed to prevent noise from coming out of the building or will there be 'double doors' installed or mitigate noise pollution?
4. Why does re-zoning have to happen? Could this not be handled with a Temporary Use Permit?
5. Do we really need this venue when we have alternatives that are already approved?
6. If the rezoning or TUP are approved, will this property be classified as a business by BC Assessment and pay business property taxes?

Doyle Childs  
resident of North Cowichan

**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#)  
**Subject:** Rezoning 6830 Lakes Rd  
**Date:** Tuesday, January 20, 2026 11:36:45 AM

**FIPPA s. 22 (1)**

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

## **Reference: Zoning Amendment Bylaw No 4030 (2-6380 Lakes Road)**

Jan 19<sup>th</sup> , 2025

To whom it may concern,

we are the former owners of strata unit 1-6380 Lakes Road.

Although we have moved, we still live in the area.

We are no longer directly affected by the proposed rezoning to accommodate a wedding business, but we believe that some of our concerns raised in previous TUP applications remain valid.

When we bought the property in 2016, the vineyard business was non-operational. We bought the property believing it to be a suitable residence for a retired couple seeking a quiet abode in their twilight years.

Subsequently the owners of unit 2 approached us about hosting weddings. The proposal was initially described as hosting a 'couple' of weddings.

However, as the months went by it became clear that this was not the case. The number was repeatedly increased ending up with a TUP application for 17 weddings.

Our specific concerns centred around:

- significant **loss of the quiet and peaceful enjoyment of our property.**
- **inappropriate location** for such a business - it is in a residential area of substantial houses on quiet lots. (**Does not fit in the current zoning or community plan**)
- **potential legal liabilities** surrounding the operation of such a business on our strata, indirectly affecting us.
- **insurance issues** - the business would operate partially on

limited common property and there was also a real concern that guests would stray onto our lot.

- **concerns about traffic** especially near the property entrance.

- **loss of property value**

- applicants **failure to comply with the Municipality regulations and bylaws.**

That proposal originally approved but not completed due to Covid was eventually rejected by the council and this rejection led to the applicants threatening to sue us for lost income. Because of this and other incidents we reluctantly decided to sell our property. (We note in the staff report to council regarding the current proposal, there is reference to the *second* TUP proposal being approved which contradicts our records.)

We strongly suggest that the reasons for the rejection and related correspondence be revisited by the current council prior to deciding this matter.

Since several of those concerns remain and we are aware of the concerns of some of the immediate neighbours, we oppose this rezoning application.

Sam Robbins

Diana Sly