


**WRITTEN SUBMISSIONS PACKAGE (3)**  
**for**  
**Zoning Amendment Bylaw No. 4030, 2025**  
**2-6380 Lakes Road**  
**(Updated January 21, 2026)**

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

1. Email dated January 20, 2026 from Asha Gray – In Support
  2. Email dated January 20, 2026 from Masika Allan enclosing Letter from Philip Sutton, Best Western Cowichan Valley Inn - In Support
  3. Email dated January 20, 2026 from Danaca Lauzon - In Support
  4. Email and letter dated January 20, 2026 from Craig Senych - Opposed
  5. Email and letter dated January 21, 2026 from Michael Shipley, Mensch Kitchen and Catering - In Support
  6. Email and letter dated January 21, 2026 from Jennifer Edwardson - In Support
  7. Email received January 21, 2026 from Lisha enclosing letter dated January 13, 2026 from Jan Malherbe - Opposed
  8. Email dated January 21, 2026 from Christine Volker - Opposed
- 

**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#)  
**Subject:** Oak & Vine Estate  
**Date:** Tuesday, January 20, 2026 2:04:21 PM

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

I am writing in regards of support to Oak & Vine Estate. We live on Wildwood Drive and support the use of property for 10 weddings a year. Please give support to this small local business.

Thank you  
Asha Gray

**From:** [Oak & Vine Estate](#)  
**To:** [Public Meetings](#); [Council](#)  
**Subject:** Letter from Best Western CVI  
**Date:** Tuesday, January 20, 2026 2:36:00 PM  
**Attachments:** [Oak and Vine Estate Letter of Support BW CVI.docx](#)

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Dear Mayor and Council,

I am writing to submit an additional letter of support for our zoning amendment application for Oak & Vine Estate. Attached is a letter from the Best Western Cowichan Valley Inn outlining the positive impact our venue has on their business and on local tourism.

Thank you for your time and consideration.

Kind regards,

Masika Allan

Oak & Vine Estate



**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#)  
**Subject:** Oak & Vine Estate  
**Date:** Tuesday, January 20, 2026 9:02:40 PM

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**FIPPA s. 22 (1)**

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Hi!

I hope you all are having a lovely day!

I am reaching out as close family friends of mine and my families Masika Allan and her finance Randy Westlake are working with you to open there beautiful space to the public and I felt that as someone who has been blessed with the opportunity to witness the beauty and magic of the this beautiful venue but also the love, beauty and magic that both Randy and Masika have poured into this absolutely beautiful place themselves that I felt I needed to share a few words of how truly beautiful and wonderful this venue that they have created is!

This past September I was blessed to be able to join them at there open house where they allowed me to showcase my own business while supporting there's! Upon arrival of there beautiful home and wedding venue I was brought to tears as what they have created is truly a one of a kind venue that I know will not only bring so much love, peace and joy to not only those in the community but also to all those around the world! During my time at the Oak & Vine Estate I noticed myself spending the day in aw of what the Masika and Randy and there beautiful family have created! At the end of my beautiful day there at the Oak & Vibe Estate I was given the opportunity to walk around this beautiful property and as I did I was continuously touched and brought to tears from the beauty that Masika & Randy have worked so hard to create and my biggest wish is for so many others to be able to witness and feel this same beauty that both Randy Masika have created at this beautiful venue the same way I was did on this very special day!

With all this said I do really hope that you can see and one day witness and feel the same beauty of this beautiful property too and allow them to share this beautiful venue with the many that I know that would love to see it too as I feel this beautiful creation and vision that Masika and Randy have created will bring so much more love, light and joy to the Cowichan Valley!

Thank you so much for your time!  
Have a lovey day!

Kind Regards,

Danaca Lauzon  
Owner & Designer  
ALUMA

**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#)  
**Subject:** Zoning Amendment Bylaw No. 4030 (2-6380 Lakes Road)  
**Date:** Wednesday, January 21, 2026 9:29:26 AM  
**Attachments:** [REDACTED] **FIPPA s. 22 (1)**

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**FIPPA s. 22 (1)**

Please add my opposition letter to the public record for the proposed zoning amendment.

Regards,

Craig Senych  
Resident of North Cowichan

Craig Senych  
6224 Lower Chippewa Rd  
North Cowichan, BC  
V9L 5P8

20 January 2026

District of North Cowichan  
Mayor and Council Members  
publicmeetings@northcowichan.ca

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

Mayor, Council Members, et al.,

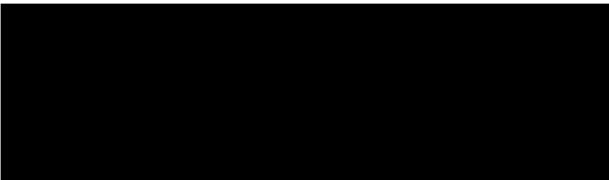
I find it interesting that special interest activities can lobby council members to the benefit of individuals without due consideration for the public at large.

The proprietors of the property at 2-6380 have lobbied for changes to the zoning of their property in the past – without success. The tactics that they employ in their public lobby on social media have been borderline bullying; reminiscent of tactics being employed by our neighbors to the south.

Zoning for special interests undermines why we have a consultative public process. It sets a precedent that creates uncertainty in zoning that will lead to residential land being essentially repurposed for commercial activities. The proposed changes will have road safety access issues that the petitioner will not be funding. Ultimately the proposed zoning for this special zoning will have additional implications on public infrastructure (water, sewer, fire protection, roads) that the public will need to foot the bill for.

Council should reject the permanent application and work towards incorporating this type of land use consideration into an updated zoning bylaw with full public engagement.

Regards,



**FIPPA s. 22 (1)**

Craig Senych, P.Eng. (non-practicing)

**From:** [Mensch Kitchen and Catering](#)  
**To:** [Public Meetings](#)  
**Subject:** Support Letter for Zoning Amendment Bylaw No. 4030, 2025.  
**Date:** Wednesday, January 21, 2026 1:39:24 AM  
**Attachments:** [Letter to Council - Dec 16 2025 \(1\).pdf](#)

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

Hello there,

Can you please ensure the attached letter is added to the public support for the zoning amendment noted in the subject line of this email.

Thank you,

Michael Shipley  
Director of Hospitality | Co-Owner  
[Mensch Kitchen and Catering](#)  
(250) 466 - 5412

**December 16, 2025**

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

Re: Support for Oak and Vine Estates rezoning proposal, File ZB000272

Mayor and Council,

My name is Michael Shipley and I am the co owner of Mensch Kitchen and Catering, a Cowichan Valley based catering company. I am writing to support Oak and Vine Estates request to allow a limited number of on site events.

From our perspective, small scale event venues like Oak and Vine have a real and measurable benefit for the local economy. Each event supports a network of local businesses and workers, including caterers, event planners, rental companies, florists, photographers, musicians, and service staff. When these events happen in North Cowichan, that spending stays closer to home.

There is also a meaningful agriculture connection. When we cater at rural venues, we can build menus around local farms and producers and highlight the Cowichan Valley as a food and agriculture region. In our experience, guests remember where they ate something special, and that translates into repeat visits and ongoing demand for local products. An event program that helps sustain and grow agricultural operations is a positive direction for the community.

I understand the importance of neighbour impacts being managed well. In our experience, clear operating rules and accountability are what make rural venues work long term. Measures like soundproofing for indoor music and requiring an on site event manager, as has been proposed, are exactly the right approach. They create clear responsibility on event days and help ensure the venue operates respectfully and consistently.

Thank you for considering this application. I support the rezoning proposal and I would be happy to answer any questions from the perspective of a local caterer and employer working in this region.

Warm regards,

Michael Shipley  
Co-Owner, Director of Hospitality  
Mensch Kitchen and Catering  
[info@menschkitchen.ca](mailto:info@menschkitchen.ca)

250 466 5412

**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#)  
**Subject:** ATTN: Mayor & Council (Letter of Support - Oak & Vine Estate)  
**Date:** Wednesday, January 21, 2026 10:07:57 AM  
**Attachments:** [Oak & Vine Estate Support Letter.docx](#)

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You don't often get email from jenniferedwardson@me.com. [Learn why this is important](#)

Hello,

Please find the attached letter of support for the application of Oak & Vine Estate.

Thank you.

Sincerely,

Jennifer Edwardson

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

North Cowichan Resident

January 18, 2026

Dear Mayor and Council,

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

As a local entrepreneur and small business owner myself, I have been curating events for women on Vancouver Island for close to 20 years. In 2024, I developed and hosted a Women's Empowerment Event at Oak & Vine for a group of (40) women from the Cowichan Valley. It was a wonderful evening filled with local women, many of whom are also entrepreneurs and local business owners. From start to finish, working with Oak & Vine Estate was exceptionally well executed. It was welcoming, well organized, and thoughtfully run, creating a space where my guests felt inspired, safe, connected, and also wanting to come back.

I have seen firsthand the positive impact that Oak & Vine Estate can offer, and I believe it will continue to serve as a valuable resource for residents and business owners alike.

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 and economic development while maintaining the character of the Cowichan Valley.

Our community truly needs spaces like this. Purpose-built local venues allow entrepreneurs, small businesses, creative, educators, and wellness leaders to bring people together in meaningful ways. Without accessible and approved event spaces, many community-driven initiatives simply cannot grow or exist.

Approving this application would not only benefit the venue owners but also support countless local entrepreneurs and small businesses who rely on spaces like this to host a diverse offering of events and gatherings. These types of events contribute positively to our local economy, foster connection and enhance the overall vibrancy of our community.

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

Thank you for your time and consideration to supporting local initiatives. I sincerely hope you will approve this application and allow this venue to continue creating opportunities for connection and growth within our community.

Sincerely,

Jennifer Edwardson  
North Cowichan Resident

**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#)  
**Subject:** Zoning Amendment Bylaw No.: 4030,2025  
**Date:** Wednesday, January 21, 2026 10:41:38 AM  
**Attachments:** [REDACTED] **FIPPA s. 22 (1)**

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Good Morning, **FIPPA s. 22 (1)**

Please see the attached letter from Jan Malherbe for your information and review regarding the above noted Zoning Amendment.

Sincerely,

Lisha, Assistant to Jan Malherbe

January 13, 2026

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

ATTN.: Mayor and Council

Dear Sir/Madam:

**RE: Zoning Amendment Bylaw No.: 4030,2025 (2-6380 Lakes Road)**

I am writing this letter in opposition to the application for a permanent zoning amendment for Commercial Assembly use for the aforementioned property at 6380 Lakes Road.

My name is Jan Malherbe and I live at 6387 Lakes Road, where I have resided with my family for 17 years, immediately across the road from the property in question.

As a reminder to council members and as a short summary of the journey to this point, it serves to consider that there was an original application for a temporary use permit in August of 2018, initially approved for an 18-month term and commencing in May of 2019. In October of 2020, there was an application for a one-year extension to October of 2021 which was approved. At the time, significant investments were underway at the property and directly from the staff report it was noted that significant investment has occurred on the subject property to develop it as a wedding venue. These improvements were noted as being substantial, and the owners were informed and reminded of the temporary use permit and that future use of the property for weddings could not be guaranteed. Staff at the time expressed concern that the investment made in the property to that date was creating economic incentive or necessity for the owners to operate the business out of compliance with the temporary use permit going forward. Investments continued nonetheless and in April of 2025 the process of applying for permanent rezoning

started and the investments made were outlined as part reason for this consideration to be reasonable. This happened despite the applicants being informed early on not to continue with investments on the assumption of future success for rezoning. It would appear that council is now considering this argument with validity despite the previous concerns outlined by council staff.

Beyond this, the application also points out the unfair advantage properties such as mine immediately across the road have as they are ALR properties. ALR is actually quite restricted, and the current structures on the property in question would never have been allowed in ALR zoning as agricultural land use does not permit this. It is a flawed argument therefore to build substantial structures and after the fact compare the rights and privileges of ALR properties as a reference.

Of concern for neighbors in the vicinity, the temporary use permit use period was associated with uncomfortable experiences, and the concern now is that greater power will be provided to the applicants if permanent rezoning is allowed. If Commercial Assembly use is allowed in perpetuity, concerns remain that a Good Neighbor agreement is not enforceable and that mechanisms to protect others in the close neighborhood are absent as it relates to dispute resolution in the future. I do not take great comfort in a Good Neighbor agreement as this is informal and really leaves it to the involved parties to interpret appropriate behavior depending on their interests or perspectives. If the council allows this rezoning, I believe it is the duty of council to outline guardrails and provide mechanisms for conflict resolution as an essential aspect of this consideration.

Concerns remain that commercial zoning in this relatively dense neighborhood area would set a precedent and would have an impact on the neighborhood community as this rezoning will be applicable to the property and not exclusively to the current owners. Future uses with the rights inherent to commercial zoning would leave the neighborhood at potential risk of other nuisance factors not yet experienced.

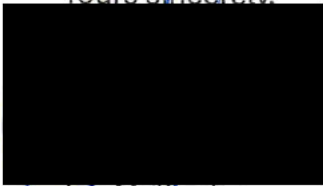
January 13, 2026

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Commercial rezoning will also likely have an impact on adjacent property values as have been the case in some other examples.

I believe it also serves to be noted that the Liquor and Cannabis Regulation Branch provided a framework to support outdoor event venues that hold frequent special event permits throughout the year. I believe those in the neighborhood should be informed as to whether or not the applicants are planning for a liquor license since this is a permanent Commercial Assembly use they are applying for and one would expect a liquor license to be associated with a business of this nature.

Yours sincerely,



Jan Matherbe

**FIPPA s. 22 (1)**

**From:** [Tricia Mayea](#)  
**To:** [Public Meetings](#)  
**Subject:** FW: 21 January, 2026 Public Hearing - Item 5.1 (2-6380 Lakes Road) Please Deny the Zoning Amendment Application  
**Date:** Wednesday, January 21, 2026 11:18:07 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](#)  
[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)



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

From: Christine Volker <[REDACTED]> **FIPPA s. 22 (1)**  
Sent: Wednesday, January 21, 2026 11:17 AM  
To: Council <[council@northcowichan.ca](mailto:council@northcowichan.ca)>  
Subject: 21 January, 2026 Public Hearing - Item 5.1 (2-6380 Lakes Road) Please Deny the Zoning Amendment Application

Dear Mayor Douglas and Honourable Councillors,

Inserting a permanent, commercial, site-specific zoning into a rural neighbourhood is contrary to the interests of neighbours and the wider public alike.

Further, it sets a terrible precedent for harmful, hop-scotch, commercial development in rural areas throughout North Cowichan that would also strain the staff and financial resources of the municipality - already stretched thin.

Why should one applicant's preferred revenue generation model outweigh a rural neighbourhood's right to peace and quiet, such that the changed zoning becomes a permanent feature of that property?

Given the uneven compliance history of this property, along with contract conditions that are not enforceable, and dependent on self-policing, it is unwise to approve a permanent zoning amendment.

The applicant is able to conduct a wedding business via temporary use permits.

Please deny this application. Thank you.

Sincerely,  
Christine Volker

**Tarn Place**  
**North Cowichan**

**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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